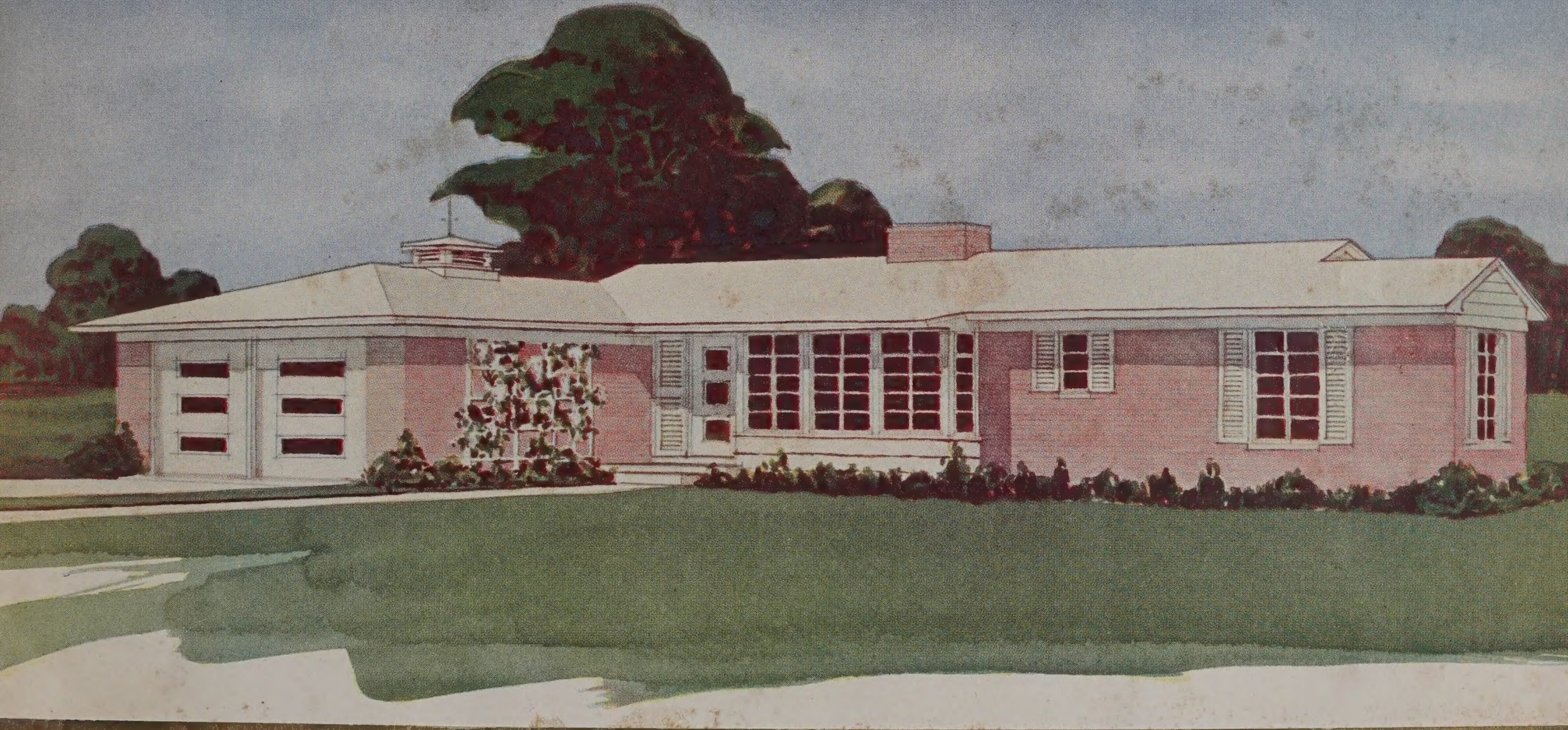
Distinctive Southern Homes

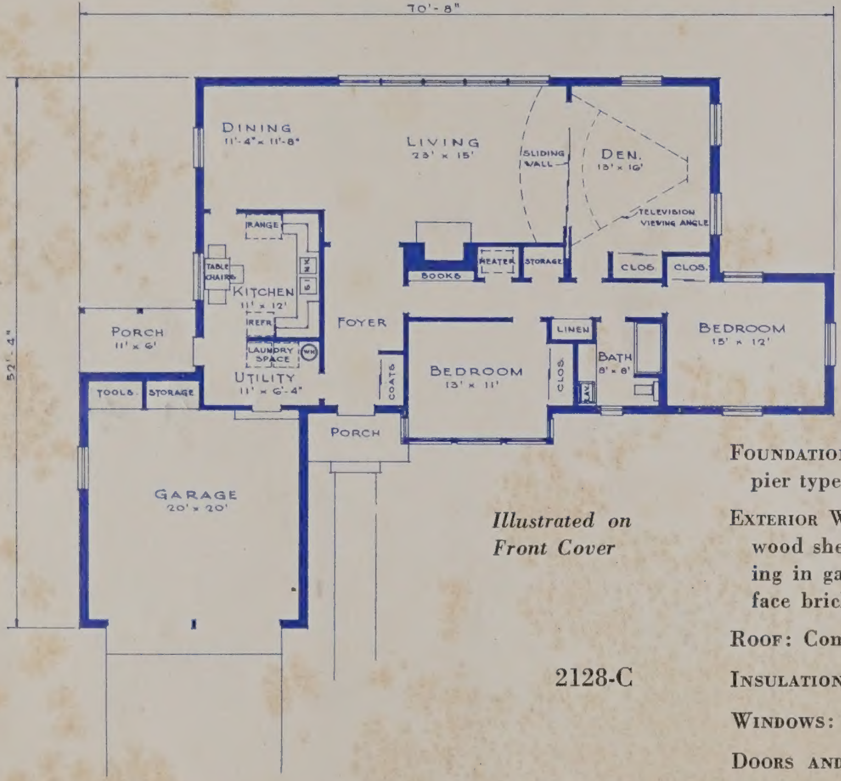


The Progressive Farmer

A Place for Everything —Including Television

CHANCES are, if television isn't already a part of your plan for family entertainment, it will be sooner or later. Too often, though, when television comes into the home, it becomes a problem as well as a pleasure because there is no room in which the set can be placed without playing havoc with the furniture arrangement or interfering with other family activities. In this plan, however, television has been given careful consideration; the family can enjoy it to the utmost and still carry on their usual activities.

But a television room is only one of the many good features of this plan. The living-dining area is unusually spacious (over 45 feet long) and has an expanse of windows overlooking the garden. The convenient U-shaped kitchen has a cheerful spot for a breakfast table. There are two large bedrooms and the den, with its sliding door, can serve as a guest room.


70'-8"
52'-4"
DINING
11'-4" × 11'-8"
LIVING
23' × 15'
SLIDING WALL
DEN.
13' × 16'
TELEVISION VIEWING ANGLE
RANGE
TABLE
CHAIRS
KITCHEN
11' × 12'
REFR.
LAUNDRY SPACE
WH
UTILITY
11' × 6'-4"
BOOKS
HEATER
STORAGE
CLOS.
CLOS.
FOYER
COATS
LINEN
CLOS.
BATH
8' × 8'
LAV.
BEDROOM
13' × 11'
BEDROOM
15' × 12'
PORCH
11' × 6'
TOOLS
STORAGE
PORCH
GARAGE
20' × 20'

Illustrated on Front Cover

2128-C

SPECIFICATIONS

FOUNDATION: Concrete footings, beam-and-pier type.

EXTERIOR WALLS: Wood frame covered with wood sheathing, building paper, wood siding in gables, and brick veneer. Standard-face brick.

ROOF: Composition.

INSULATION: Over ceiling, blanket type.

WINDOWS: Steel casement, stock sizes.

DOORS AND TRIM: Flush panel doors with narrow molded trim.

FLOOR CONSTRUCTION: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

INTERIOR WALLS: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

CABINETS: Wood, combination job- and mill-made.

PLUMBING: Porcelain enamel, owner's selection.

HARDWARE: Owner's selection.

HEATING: Central heating; gas-burning, forced-air furnace.

WIRING: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

Area of House	1,761 square feet
Area of Porches	106 square feet
Area of Garage	499 square feet

Distinctive Southern Homes

BECAUSE of its distinctive climate, the South has many home-building problems which vary widely and definitely from those of other regions, and the plans in this collection are designed specifically to solve those problems. Large window areas and good room arrangement promote excellent circulation of air. Many of the homes have porches, patios and terraces to add to the pleasure of outdoor living, which is possible practically the year round in the South. In many instances, the roof has a wide overhang to shade the windows from the summer sun and to simplify cooling or air-conditioning the house.

Each plan gives careful consideration to exposures — an element which every Southerner should keep in mind when selecting his home site. And to provide greater flexibility in exposures, all of the plans in this book may be had completely reversed without extra charge.

Blueprints and specifications for all plans shown in this book are $25.00.

Send orders to Home Building Editor, Home Department

The Progressive Farmer

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Blueprint plans and specifications for each house, twenty-five dollars **($25.00)**

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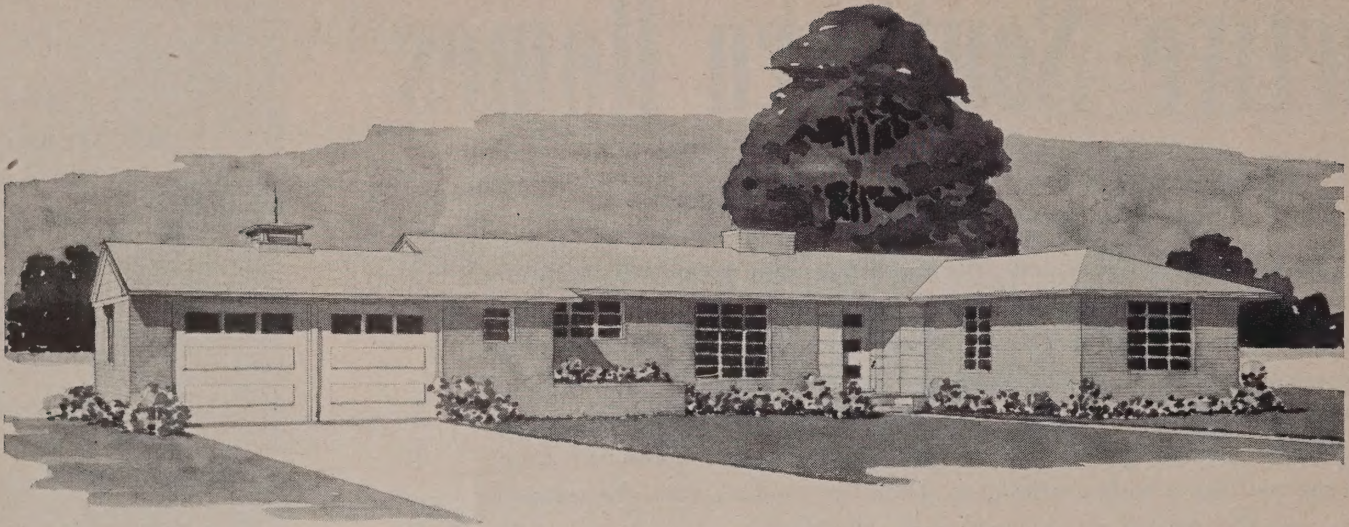
Plans will be reversed on request without extra charge. No changes can be made in basic plans.

Orders for plans and specifications are filled within 48 hours.



Ranch House With an Elegant Air

THE simple, dignified lines of this ranch-type house give it an air of refinement not usually associated with this basically informal style of architecture. The brick walls are ornamented only with the stone trim around the doorway and the built-in brick planting box.

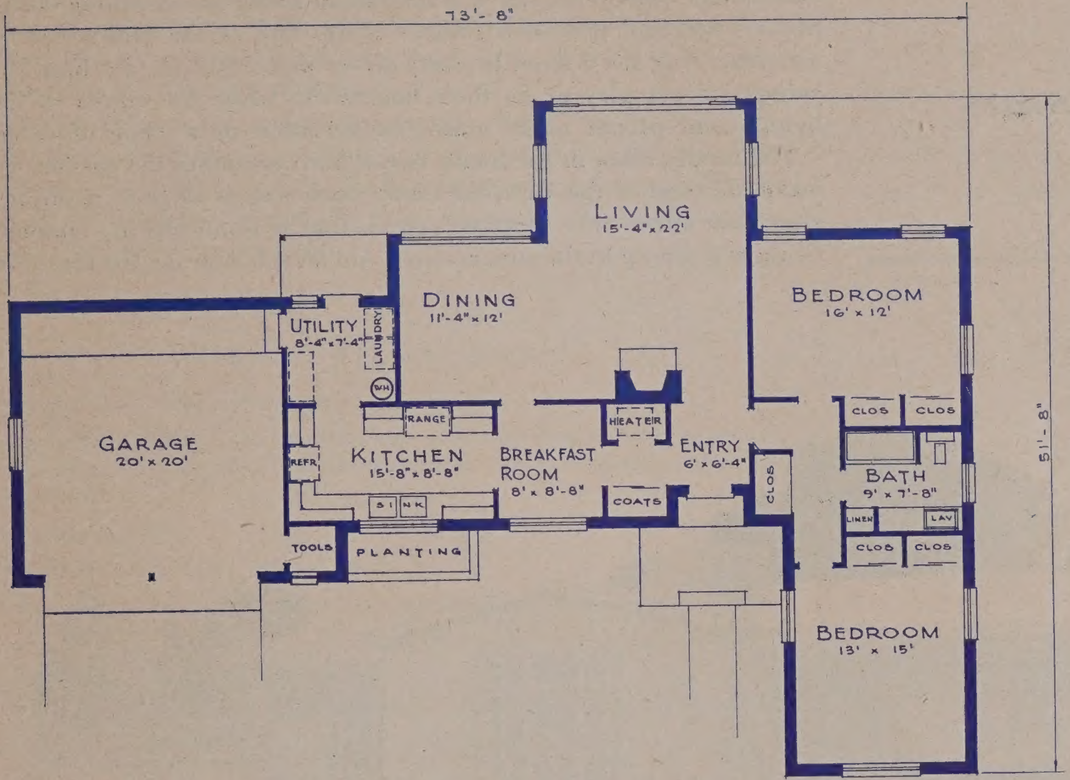
The front door is sheltered and opens into a small entry which diverts traffic to the various parts of the house. The spacious living-dining room is at the rear of the house and has two window walls overlooking the garden. In addition to the dining area, there is a handy breakfast room.

The large L-shaped kitchen — which is conveniently located midway between the front and back doors — opens into a good-sized utility room, which in turn opens into the double garage and onto the back porch.

Note the spaciousness of the bedrooms. One of these rooms has two exposures, the other three. Both have plenty of wall space for good furniture arrangement.

Storage space is ample. Notice the twin sliding-door closets in the bedrooms, the linen closet in the bathroom, the large closet in the hall for miscellaneous storage, the coat closet near the entry, and the tool closet in the garage.

The house is centrally heated, but there is also a handsome fireplace in the living room.


73'- 8"
LIVING
15'-4"x 22'
DINING
11'-4"x 12'
BEDROOM
16' x 12'
UTILITY
8'-4"x 7'-4"
LAUNDRY
W.H.
GARAGE
20' x 20'
RANGE
HEATER
KITCHEN
15'-8"x 8'-8"
BREAKFAST ROOM
8' x 8'-8"
ENTRY
6' x 6'-4"
REFR.
CLOS
CLOS
BATH
9' x 7'-8"
CLOS
SINK
COATS
LINEN
LAV
TOOLS
PLANTING
CLOS
CLOS
BEDROOM
13' x 15'
51'- 8"

Area of House	1,597	square feet
Area of Porches	49	square feet
Area of Garage	452	square feet

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, and brick veneer. Standard-face brick. Stone trim at entrance.

Roof: Composition.

Insulation: Over ceiling, blanket type.

Windows: Steel casement, stock sizes.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

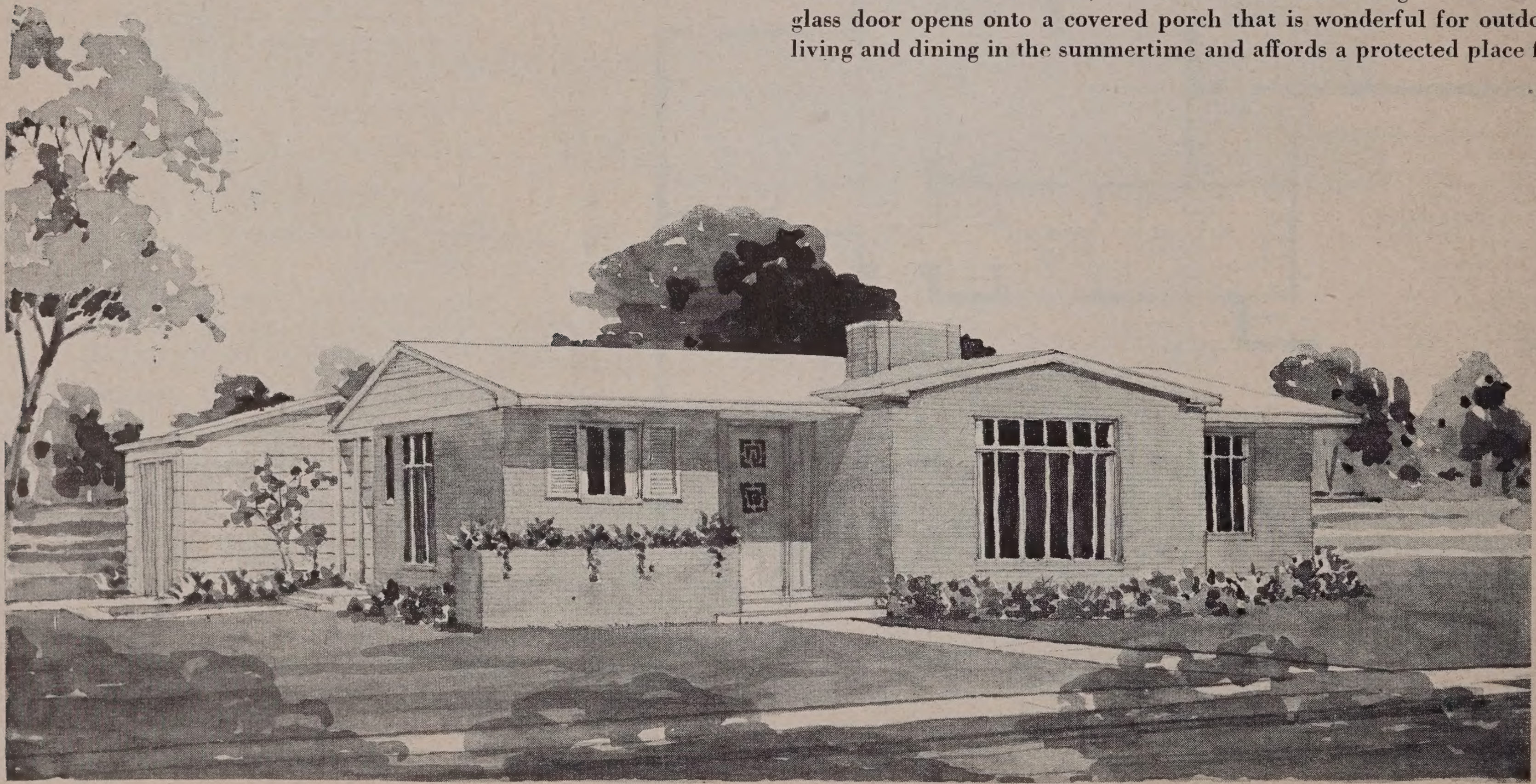
Heating: Central heating; gas-burning forced-air furnace.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

Live Twice as Well With Two Living Rooms

A PLEASANT trend in modern home planning is the inclusion of a family living room even in homes of modest size. This casual, comfortable spot — usually a combination living room, dining room, library, den and television room — is the hub of the family's daily activities. And it's a boon to party-givers with children, for here the youngsters can play or do their homework, while the adults in the living room proper enjoy music, conversation or a game of cards.

The family room in the house shown here overlooks the garden. To make the most of the view, the entire back wall is of glass. A sliding glass door opens onto a covered porch that is wonderful for outdoor living and dining in the summertime and affords a protected place for



2136-C

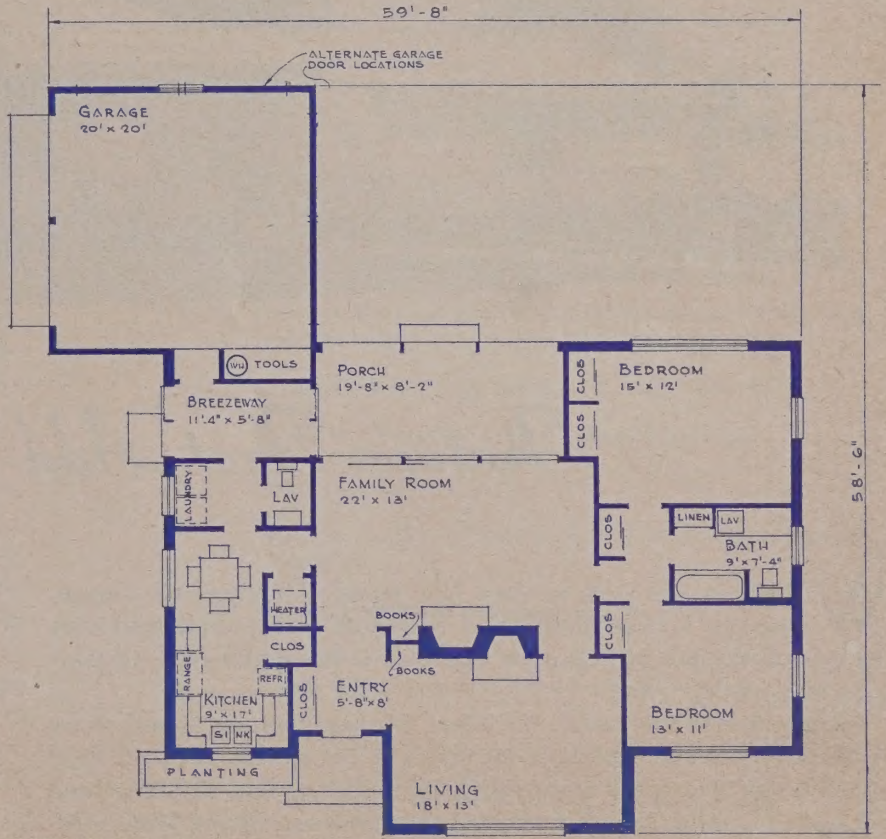
the children to play in winter. Both the family room and the living room have a handsome fireplace flanked by bookshelves.

The step-saving U-shaped kitchen is at the front of the house. It has a large closet or pantry, space for a central heating unit, and a dining area at one end. Adjoining the kitchen there is a lavatory and a place for laundry equipment.

The bedroom wing, separated from the living area by closets, is quiet and private. Each bedroom is light and well ventilated. The bathroom has a linen closet and a built-in lavatory-dressing table.

To help in driveway and site planning, there are three possible locations for the garage doors.

Area of House	1,479 square feet
Area of Breezeway	280 square feet
Area of Garage	455 square feet


59'-8"
ALTERNATE GARAGE DOOR LOCATIONS
GARAGE 20' x 20'
WH
TOOLS
PORCH 19'-8" x 8'-2"
BREEZEWAY 11'-4" x 5'-8"
CLOS
CLOS
BEDROOM 15' x 12'
LAUNDRY
LAV
FAMILY ROOM 22' x 13'
CLOS
LINEN
LAV
BATH 9' x 7'-4"
HEATER
CLOS
BOOKS
BOOKS
CLOS
RANGE
REFR
KITCHEN 9' x 17'
SINK
CLOS
ENTRY 5'-8" x 8'
BEDROOM 13' x 11'
PLANTING
LIVING 18' x 13'
58'-6"

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper and brick veneer. Garage — wood frame with open studs on interior, wood siding on exterior.

Roof: Composition.

Insulation: Over ceiling, blanket type.

Windows: Steel casement (stock sizes) and stationary picture windows.

Doors and Trim: Flush panel slab doors with narrow plain trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

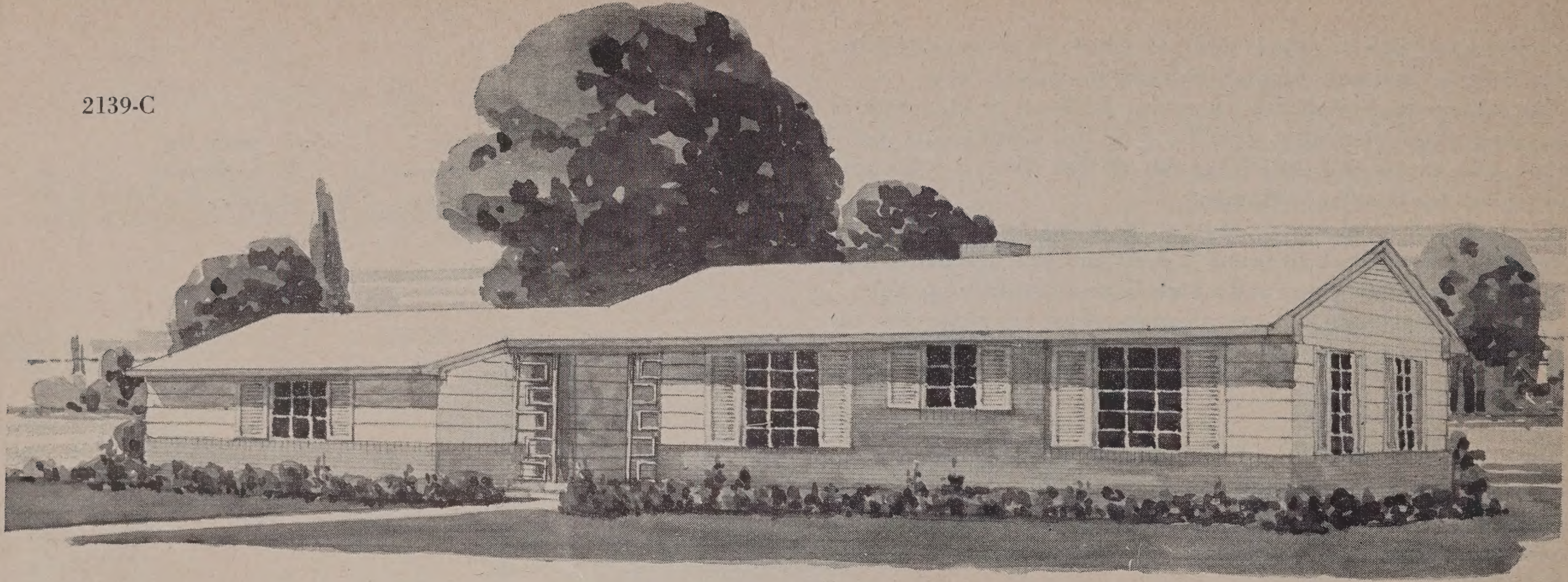
Hardware: Owner's selection.

Heating: Gas-burning forced-air furnace with duct distribution to all rooms.

Fireplaces: Detailed to complement the house.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

2139-C



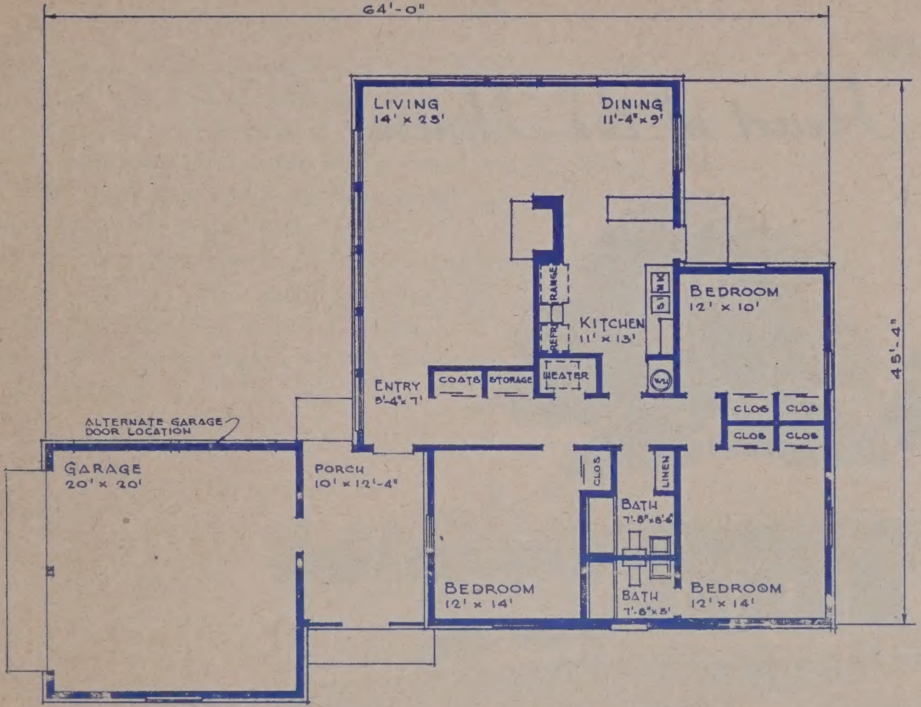
Features That Add Up to Good Living

WHAT do you want in your new home? Comfort and convenience, as well as good looks? Big-house extras — planned with an eye on the budget? A plan that makes the outdoors a pleasant part of everyday living?

Then consider this house, for it has all these features — and more. A singularly livable arrangement makes it convenient. Over-all floor space of less than 1,500 square feet keeps building costs within reason, yet open planning gives a feeling of spaciousness. (There is no separation between the living and dining areas — though the L-shape gives the effect of two rooms — and only a serving counter separates the compact kitchen from the dining area.)

Two window walls in the living area make the garden a part of the room. One of these glass walls overlooks a spot that is ideal for an outdoor living room, as it is shielded from the street by the double garage.

The kitchen is centrally located, just a few steps from any room in


64'-0"
LIVING
14' × 23'
DINING
11'-4" × 9'
RANGE
REFR
KITCHEN
11' × 13'
BEDROOM
12' × 10'
45'-4"
ENTRY
5'-4" × 7'
COATS
STORAGE
HEATER
CLOS
CLOS
CLOS
CLOS
ALTERNATE GARAGE DOOR LOCATION
GARAGE
20' × 20'
PORCH
10' × 12'-4"
CLOS
LINEN
BATH
7'-8" × 8'-6"
BEDROOM
12' × 14'
BATH
7'-8" × 5'
BEDROOM
12' × 14'

the house, or the front door. A protected porch connects the house and garage, and this porch opens into a central hall from which you can reach any room directly. (No need to traipse across the living room with an armload of groceries!)

One of the house's luxury features is the twin bathroom arrangement. Note, however, that the fixtures are placed back-to-back to reduce plumbing costs.

The trim, attractive exterior contrasts brick veneer and wood siding in an interesting effect.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding, and brick veneer wainscot.

Roof: Composition.

Insulation: Over ceiling, blanket-type.

Windows: Steel casement, stock sizes.

Doors and Trim: Three-panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

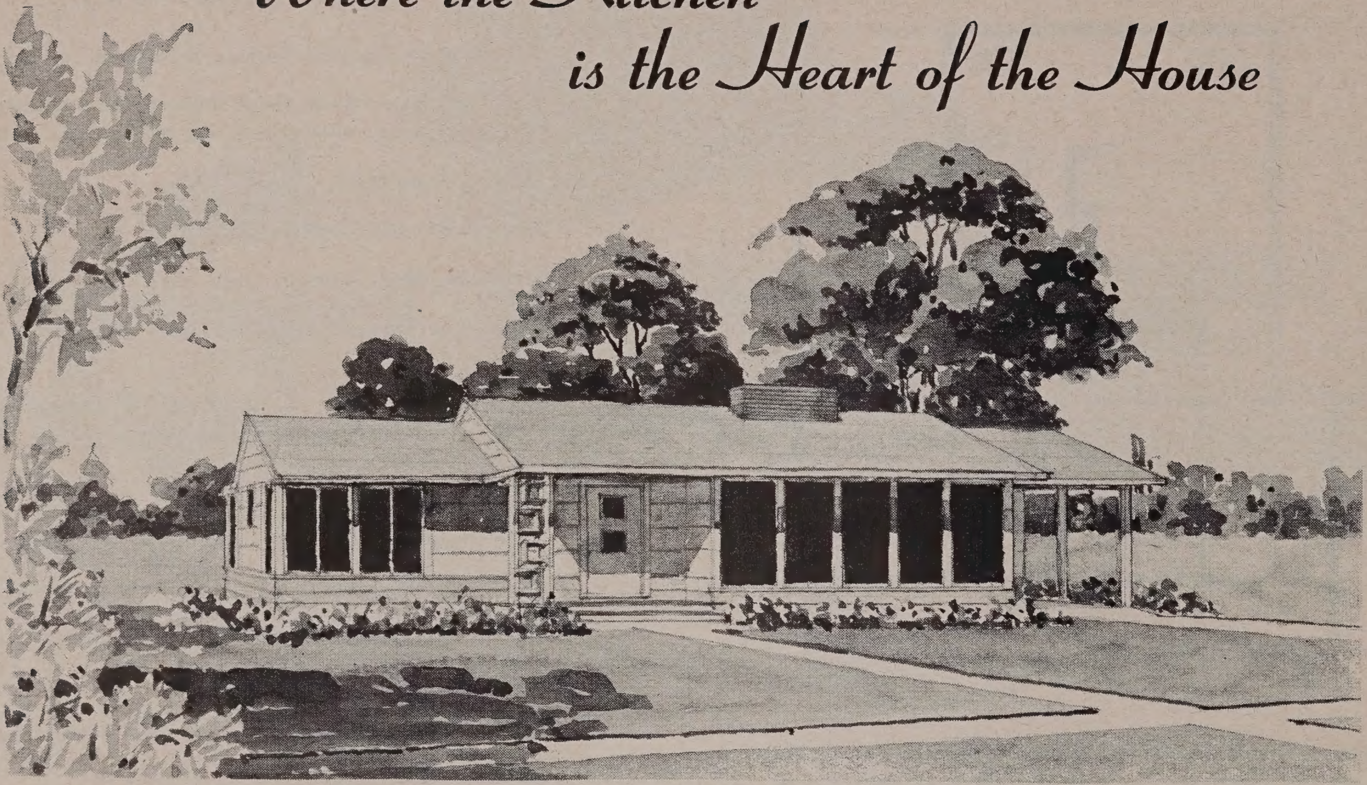
Heating: Forced-air furnace with duct distribution to all rooms.

Fireplace: Detailed to complement the house.

Wiring: To conform to National Board of Fire Underwriters code. Light fixtures to be selected by owner.

Area of House	1,490 square feet
Area of Garage	441 square feet
Area of Porch	127 square feet

Where the Kitchen is the Heart of the House

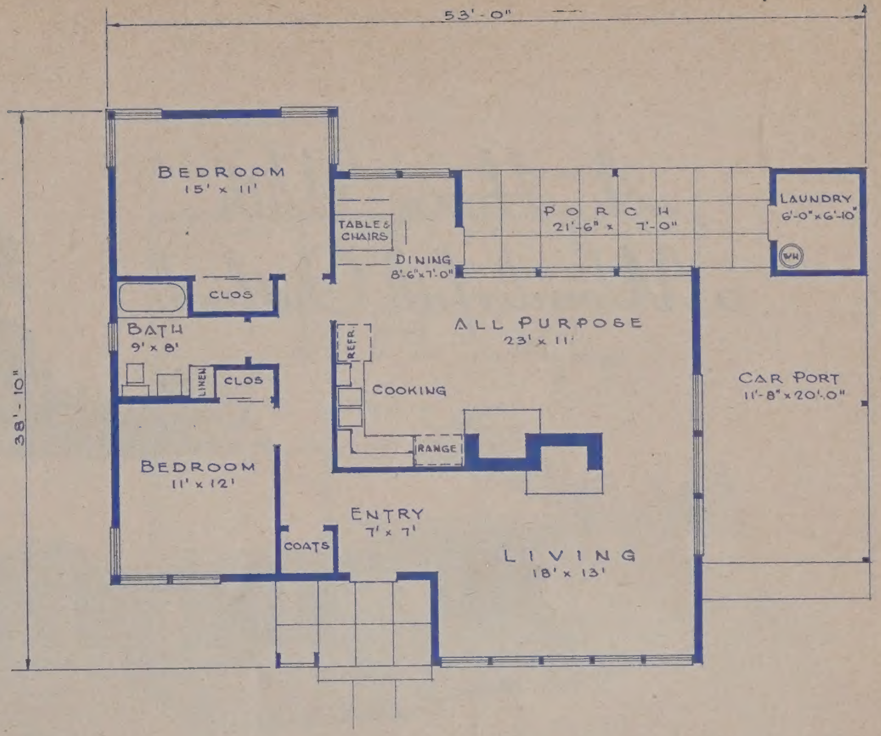


2131-C

ONE of the most pleasant trends in modern home-planning is the return to the large, cheerful, homey kitchen that is the center of family activities. This brings the kitchen almost the full cycle back to the comfortable, all-purpose room of Grandmother's day. It was the family's favorite gathering place. Here Father read the paper or talked to Mother as she prepared the meal, the children did their homework, and the family enjoyed a pleasant, companionable session together. The modern version of this room has all the attractive qualities of the old-fashioned one, with the added virtue of a compact, efficiently arranged working area.

The heart of the house shown here is just such an all-purpose kitchen. It can be used as a dining room, den, sewing room, family living room and a playroom for small children. It has a fireplace and two window-walls, one of them overlooking a large covered porch that is made to order for outdoor dining. There is no door between the all-purpose room and the living room, so that when you entertain informally, the party can move freely from one room to the other.

The living room also has a fireplace and one wall of floor-to-ceiling windows. This room is entirely free of traffic, as the entry and central hall divert it to the other areas of the house. The bedrooms are light and airy and both have closets with sliding doors.


53'-0"
38'-10"
BEDROOM
15' x 11'
TABLES & CHAIRS
DINING
8'-6"x7'-0"
PORCH
21'-6" x 7'-0"
LAUNDRY
6'-0"x6'-10"
WH
CLOS
BATH
9' x 8'
ALL PURPOSE
23' x 11'
REFR.
LINEN
CLOS
COOKING
CAR PORT
11'-8"x20'-0"
RANGE
BEDROOM
11' x 12'
ENTRY
7' x 7'
COATS
LIVING
18' x 13'

SPECIFICATIONS

Foundation: Concrete footings, reinforced beam-and-pier type; termite shields.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood sidewall shingles and beveled siding.

Roof: Composition.

Insulation: Blanket-type, over ceiling joists.

Windows: Steel casements and stationary plate glass.

Doors and Trim: Flush panel-type slab doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor; linoleum over pine in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish; paint colors to be selected by owner. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel fixtures.

Hardware: To be selected by owner.

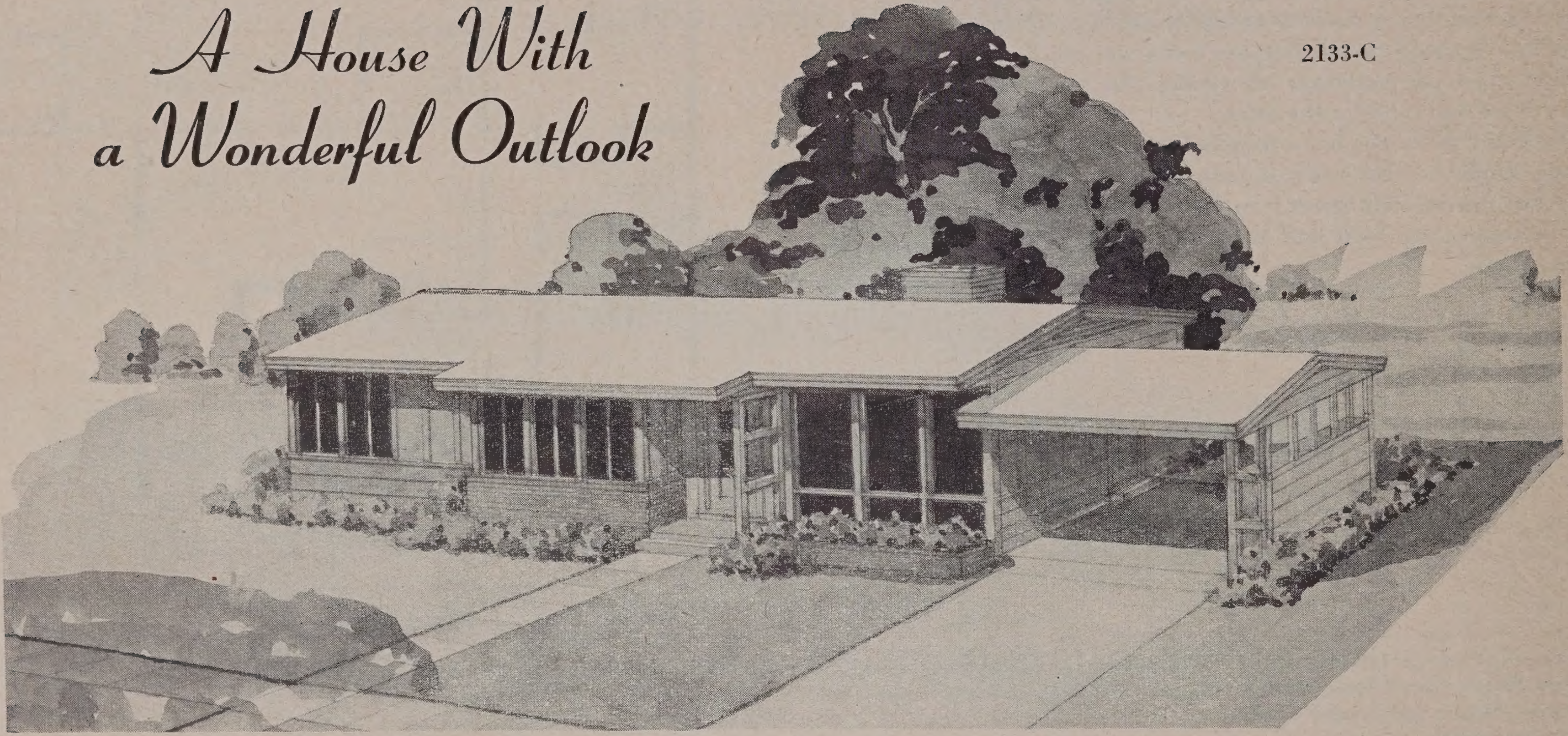
Heating: Central heating — gas-burning forced-air furnace in attic, with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures, owner's selection.

Area of House	1,252 square feet
Area of Porches	216 square feet
Area of Car Port	232 square feet
Area of Laundry	50 square feet

A House With a Wonderful Outlook

2133-C

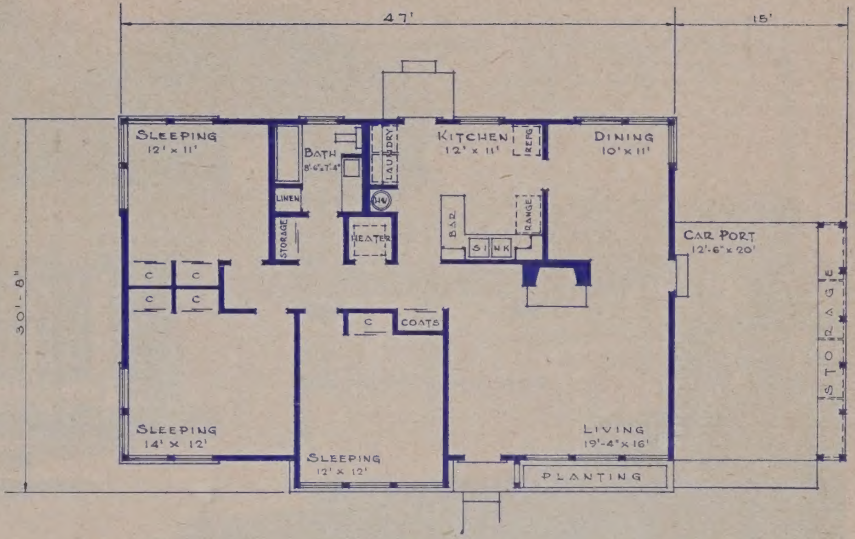


IF YOU want a house that keeps a weather eye on comfort, consider this plan. Window walls across the front flood the rooms with winter sunshine. But during the summer, when the sun is higher in the sky, the wide overhang of the roof keeps the sunlight under control, and cross-ventilation cools the house.

On winter evenings, with the draperies snugly drawn and a brisk fire crackling in the fireplace, the living room is warm and inviting. The floor-to-ceiling brick fireplace projects between the living and dining areas to create the effect of separate rooms without sacrificing the spaciousness gained by combining the two areas.

The house has three bedrooms, but if yours is a small family, you will probably want to make a den of the one adjoining the living room.

The exterior of this house deserves special mention. By combining wood siding and brick veneer, it affords an interesting contrast in materials. And it achieves the popular long, low look by means of its flat roof and wide car port. This is a car port plus. One side of it is given over to closets, providing almost as much storage room (plus added protection for your car) as a garage — and at considerably less cost. The door from the car port into the house you'll find convenient when the weather is bad or you have packages to unload.


47'
15'
30'-8"
SLEEPING 12' x 11'
BATH 8'-6" x 7'-4"
LINEN
STORAGE
LAUNDRY
HW
HEATER
KITCHEN 12' x 11'
REFG
BAR
SINK
RANGE
DINING 10' x 11'
CAR PORT 12'-6" x 20'
STORAGE
C
C
C
C
C
COATS
SLEEPING 14' x 12'
SLEEPING 12' x 12'
LIVING 19'-4" x 16'
PLANTING

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Outside Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, brick veneer (of standard-face brick) and vertical wood siding.

Roof: Composition.

Insulation: Over ceiling, blanket type.

Windows: Steel casement, stock sizes.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Fireplace: Wood-burning floor-to-ceiling brick fireplace.

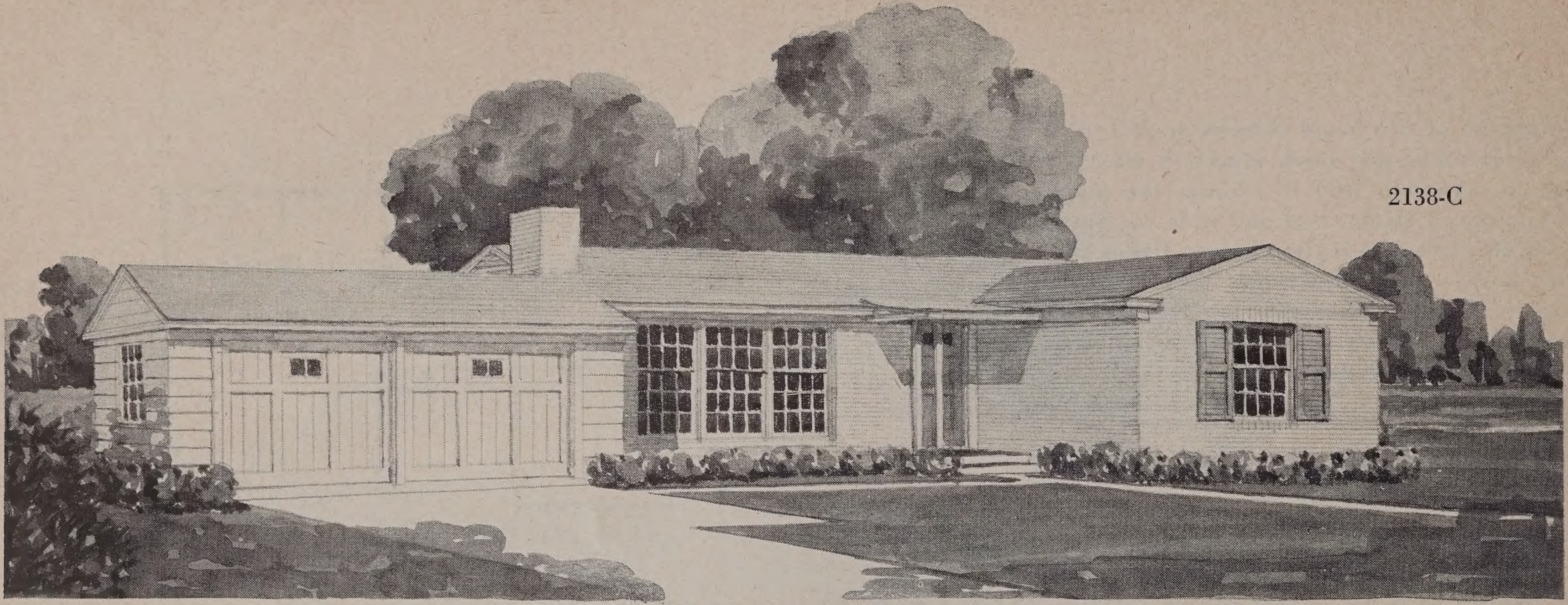
Plumbing: Porcelain enamel, to be selected by owner.

Hardware: To be selected by owner.

Heating: Central heating — gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

Area of House	1,359 square feet
Area of Car Port	300 square feet



A Plan for Gracious, Comfortable Living

IF YOURS is a three-bedroom family, this plan has much to offer in the way of convenient, harmonious living. With two full baths, Father can shave in peaceful solitude in one, while the children wash up for breakfast in the other. All the bedrooms are large — and just look at the usable wall space they afford.

This plan places the efficient, corridor-type kitchen in a step-saving central location, and it provides a variety of eating spots — a breakfast area at one end of the kitchen, a full dining room, and a large terrace for outdoor meals. Situated as it is, the terrace is private and protected.

A handsome fireplace dominates one end of the living room. This spacious room and the large dining room (there is the merest suggestion of separation between them) make it possible to entertain sizable groups without crowding.

The front porch is protected, and the small entrance hall has a coat closet. This hall opens into both the living area and the bedroom wing.

The simple, straightforward exterior of the house is of brick veneer, while the attached double garage is of frame construction. The garage — note its two large closets — opens onto the terrace, and from there it's just a step to the dining room. A sidewalk leads from the front of the garage to the porch.

SPECIFICATIONS

Foundation: Concrete footings, reinforced beam-and-pier type; termite shields.

Exterior Walls: Wood frame covered with wood sheathing, building paper and face-brick veneer; wood beveled siding on garage.

Roof: Composition; chat roof.

Insulation: Blanket-type over ceiling joists.

Windows: Wood double hung, stock type.

Doors and Trim: Six-panel Colonial doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor; linoleum over pine in kitchen. Tile floor in baths.

Interior Walls: Wood frame with wallboard, taped and textured finish; paint colors to be selected by owner. Glazed tile wainscot in baths.

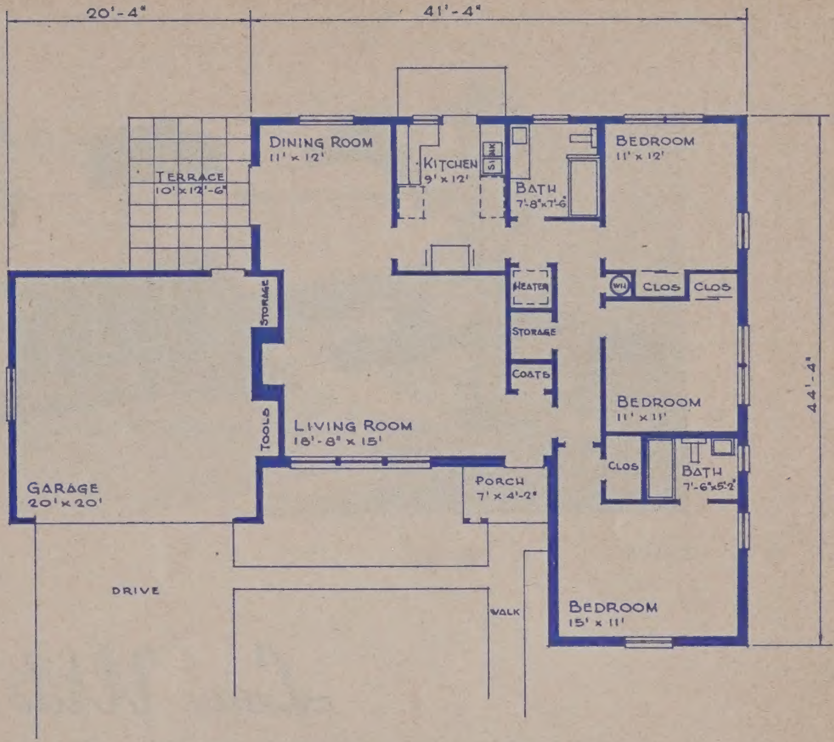
Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel fixtures; owner's selection.

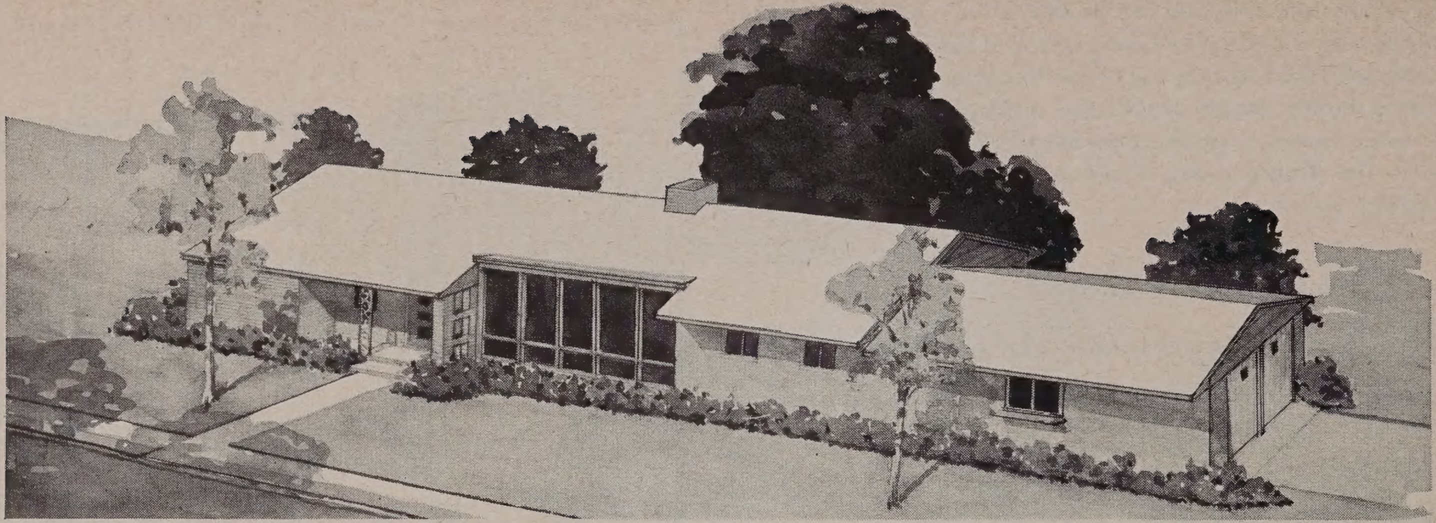
Hardware: Owner's selection.

Heating: Central heating; gas-burning forced-air furnace, with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.


20'-4"
41'-4"
Dining Room
11' x 12'
Kitchen
9' x 12'
Bath
7'-8" x 7'-6"
Bedroom
11' x 12'
Terrace
10' x 12'-6"
Storage
Heater
Storage
Coats
W.H.
Clos
Clos
Bedroom
11' x 11'
Living Room
18'-8" x 15'
Tools
Garage
20' x 20'
Porch
7' x 4'-2"
Clos
Bath
7'-6" x 5'-2"
44'-4"
Drive
Walk
Bedroom
15' x 11'

Area of House	1,451 square feet
Area of Garage	418 square feet
Terrace and Porch	154 square feet



2134-C

Low, Wide and Handsome

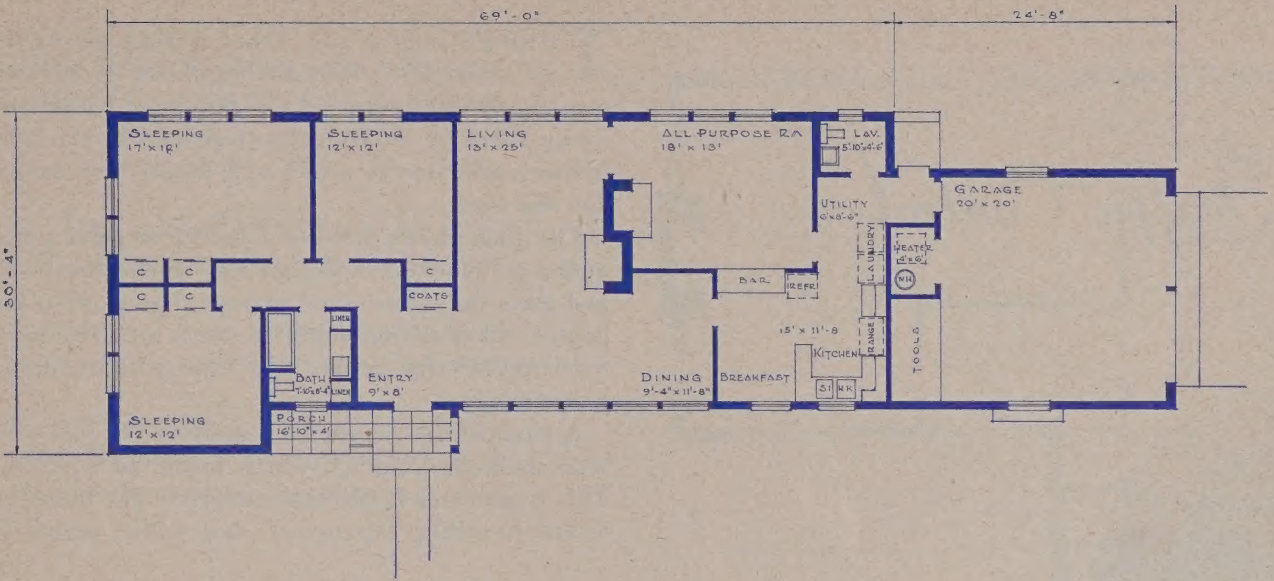
WITH its large rooms and open living area, this three-bedroom brick rambler is a model of spaciousness. And along with the widespread floor plan go the ground-hugging lines that tie the house in with its setting.

The eye-catching feature of the front elevation is the floor-to-ceiling window wall of the living room. (There is a corresponding wall of glass at the other end of this room.) The roof extends over the front porch to provide a protected entrance.

In the large living area, the center of interest is the double fireplace which opens into both the living room and the all-purpose room. This all-purpose room can be thrown open to serve as part of the living room proper for large parties, and it can be used as a family living room, a game and television room, or a den.

There is a formal dining area in the L-shaped living room, as well as a sizable breakfast area at one end of the kitchen. A bar between the breakfast-kitchen area and the all-purpose room is handy for serving snacks at informal parties.

The U-shaped kitchen has space for laundry equipment. Just off this utility area there is a convenient lavatory, and a small back porch which opens into the double garage.


69'-0"
24'-8"
30'-4"
SLEEPING 17'x 12'
SLEEPING 12'x 12'
LIVING 13'x 25'
ALL PURPOSE RM 18'x 13'
LAV. 5'10"x4'-6"
UTILITY 6'x8'-6"
GARAGE 20'x 20'
LAUNDRY
HEATER 4'x 6'
WH
BAR
REFRI
15'x 11'-8
KITCHEN
RANGE
TOOLS
C
C
C
C
C
COATS
LINEN
BATH 7'-10"x8'-4"
LINEN
ENTRY 9'x 8'
DINING 9'-4"x 11'-8"
BREAKFAST
SI
WK
SLEEPING 12'x 12'
PORCH 16'-10"x 4'

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, and brick veneer. Standard-face brick.

Roof: Composition, chat roof.

Insulation: Over ceiling, blanket type.

Windows: Steel casement (stock sizes) and wood picture windows.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

Heating: Central heating — gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

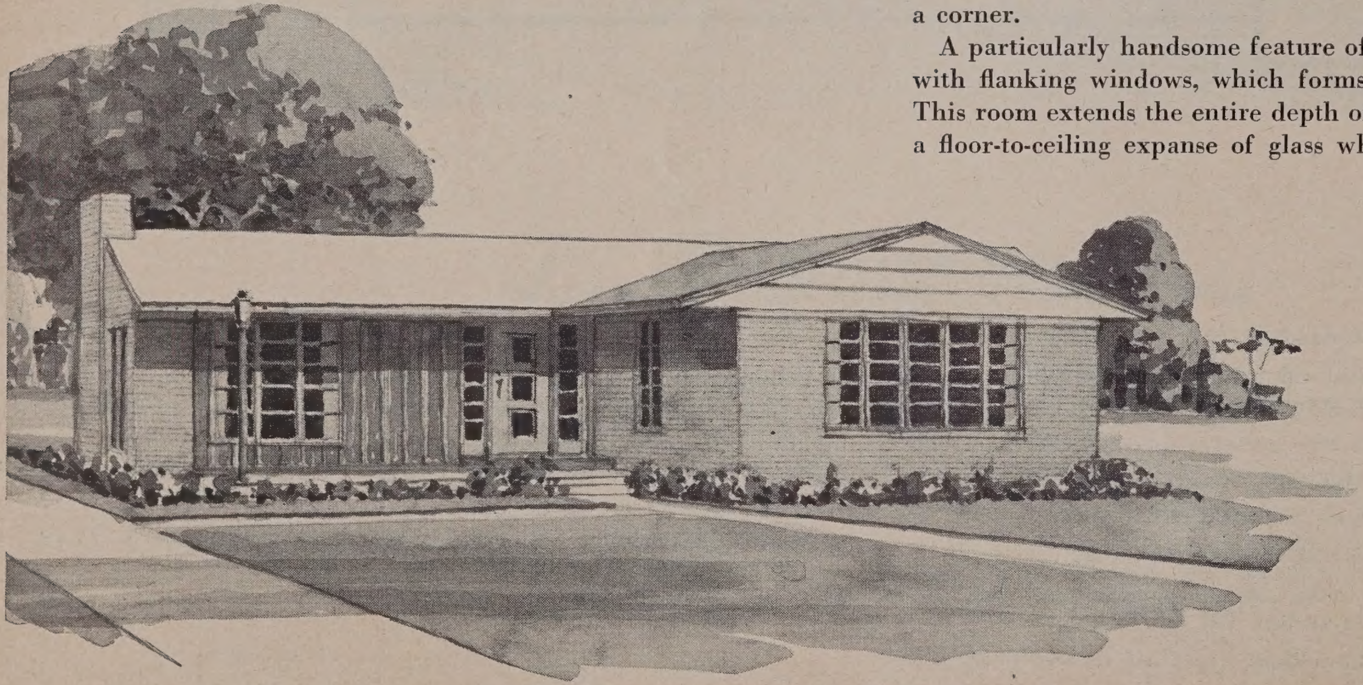
Area of House	1,887 square feet
Area of Porch	67 square feet
Area of Garage	518 square feet

Tops in Traffic Control

THERE'S a lot of talk about traffic planning in our cities, but all too often it's a neglected problem in our homes. Everyone has seen the horrible examples — houses in which you have to cross the living room to get from the bedroom to the kitchen, or where the dining room has to serve as a passageway between the front door and the back.

The plan shown here is a model of good traffic control in a two-bedroom house. A T-shaped hall keeps the traffic where it belongs and gives the rooms more privacy than is often found in much larger houses. Another big-house feature is an entry large enough to permit receiving several guests at a time without crowding someone into a corner.

A particularly handsome feature of the living room is the fireplace with flanking windows, which forms an effective center of interest. This room extends the entire depth of the house, and the back wall is a floor-to-ceiling expanse of glass which makes your garden appear



2130-C

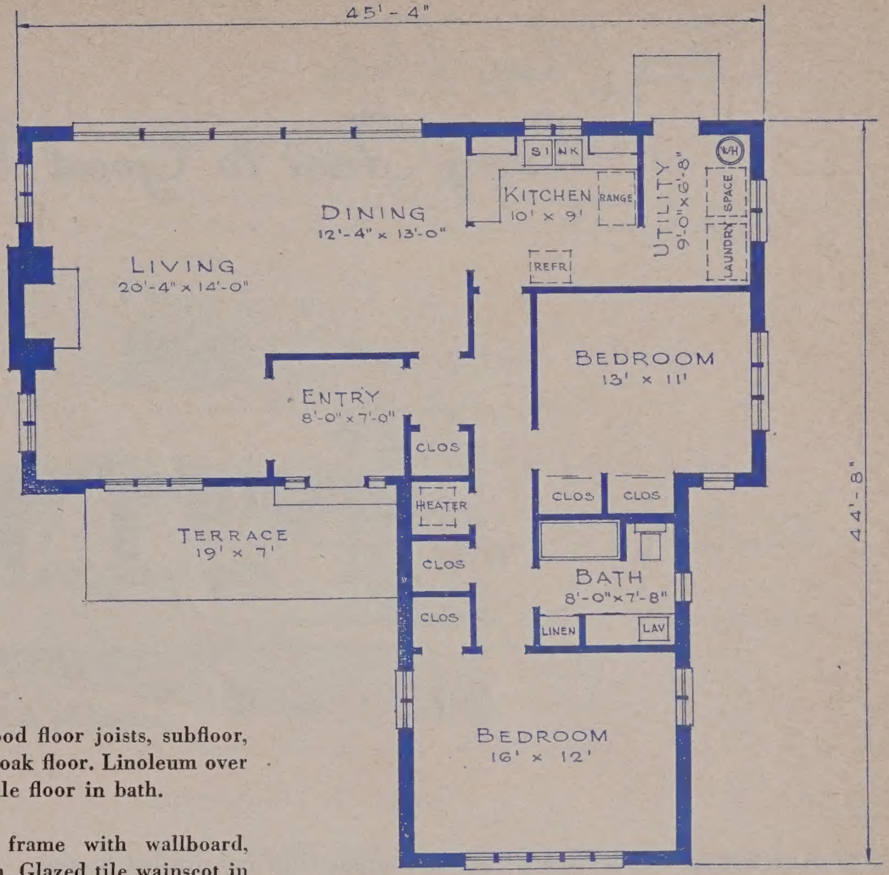
to be part of the room. The absence of any division between the living and dining areas makes the house seem larger.

The compact kitchen is laid out in the popular U shape and is separated from the dining area only by a serving counter. There is an adjoining utility room for laundry equipment.

The bathroom has a roomy linen closet and that last word in convenience — a built-in dressing table with the lavatory set into it.

Both bedrooms are large and have plenty of wall space for good furniture arrangement, plus more-than-ample window areas.

An attractive feature of the exterior of the house is the 19x7-foot terrace in front. The house is faced with brick, with wood siding in the gables; the wall by the terrace is wood paneled.


45'-4"
44'-8"
LIVING
20'-4" x 14'-0"
DINING
12'-4" x 13'-0"
KITCHEN
10' x 9'
SINK
RANGE
REFR
UTILITY
9'-0"x6'-8"
WH
LAUNDRY SPACE
BEDROOM
13' x 11'
ENTRY
8'-0" x 7'-0"
CLOS
HEATER
TERRACE
19' x 7'
CLOS
CLOS
CLOS
CLOS
BATH
8'-0"x7'-8"
LINEN
LAV
BEDROOM
16' x 12'

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, brick veneer, and vertical wood siding. Standard-face brick.

Roof: Composition.

Insulation: Over ceiling, blanket-type.

Windows: Steel casement, stock sizes.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

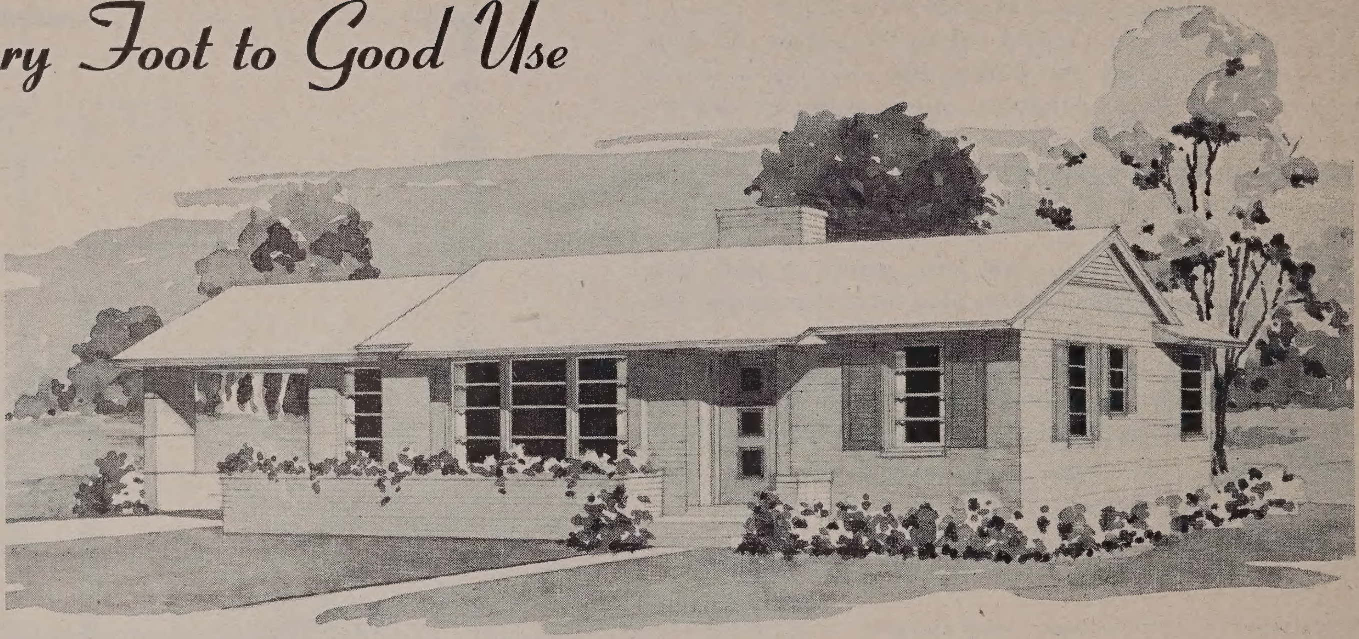
Hardware: Owner's selection.

Heating: Central heating — gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures, owner's selection.

Area of House	1,391 square feet
Area of Terrace	133 square feet

This Plan Puts Every Foot to Good Use

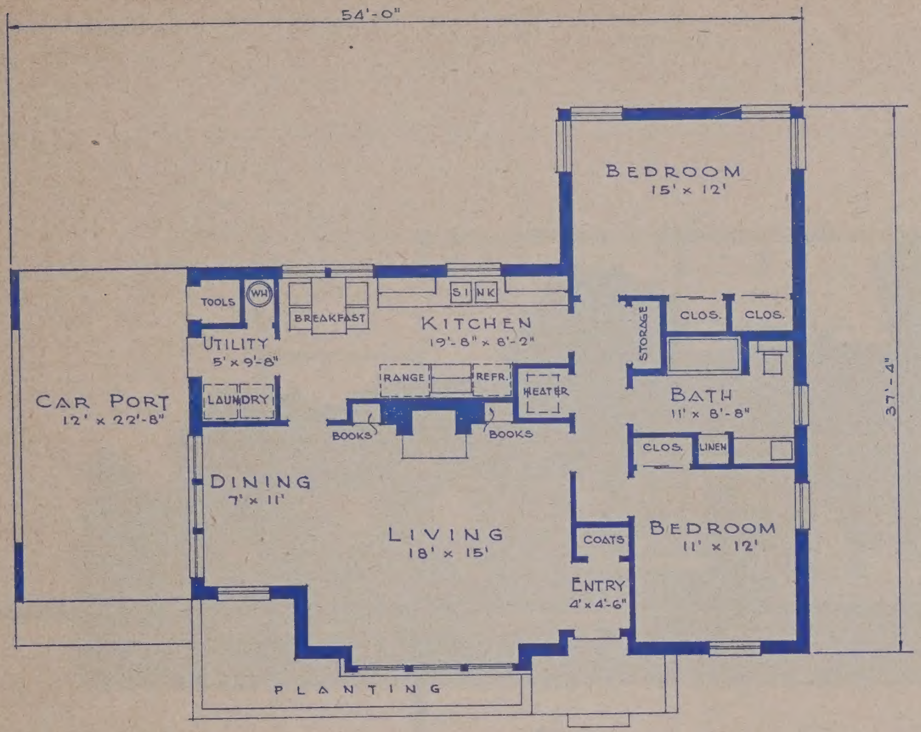


2124-C

THERE'S no wasted space in this compact but uncrowded house. In its 1,255 square feet you will find a spacious living-dining room, an entry with a coat closet, an efficient corridor-type kitchen with a breakfast area, two good-sized bedrooms with large sliding-door closets, a convenient utility room and plenty of storage facilities. Little space is given over to the hallway — just enough to insure privacy for the bedrooms and bath.

The center of interest of the friendly living room is a fireplace flanked by bookcases. A large picture window in the living area and four windows in the dining area make the room bright and cheerful. The bedrooms are also light and well ventilated, with two exposures in the front room and three in the master bedroom.

The kitchen has the desirable double sink, a handy work space between the range and refrigerator, and a breakfast area with windows overlooking the garden. The kitchen opens into a utility room which has space for laundry equipment and water heater; the utility room in turn opens into the car port, which has a closet for storing tools and garden equipment. Two large hall closets provide for general


54'-0"
BEDROOM
15' x 12'
TOOLS
WH
SINK
BREAKFAST
KITCHEN
19'-8" x 8'-2"
UTILITY
5' x 9'-8"
CAR PORT
12' x 22'-8"
LAUNDRY
RANGE
REFR.
HEATER
BOOKS
BOOKS
STORAGE
CLOS.
CLOS.
BATH
11' x 8'-8"
CLOS.
LINEN
37'-4"
DINING
7' x 11'
LIVING
18' x 15'
COATS
BEDROOM
11' x 12'
ENTRY
4' x 4'-6"
PLANTING

storage and the central heating unit. The bath has the lavatory set in a built-in dressing table, and there is a good-sized linen closet and a tub that can be curtained or enclosed for a shower.

The exterior of the house is of brick veneer, to which shutters add a touch of contrasting color, and it features a large built-in plant box.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, and brick veneer. Standard-face brick.

Roof: Composition.

Insulation: Over ceiling, blanket-type.

Windows: Wood, double-hung, stock sizes.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

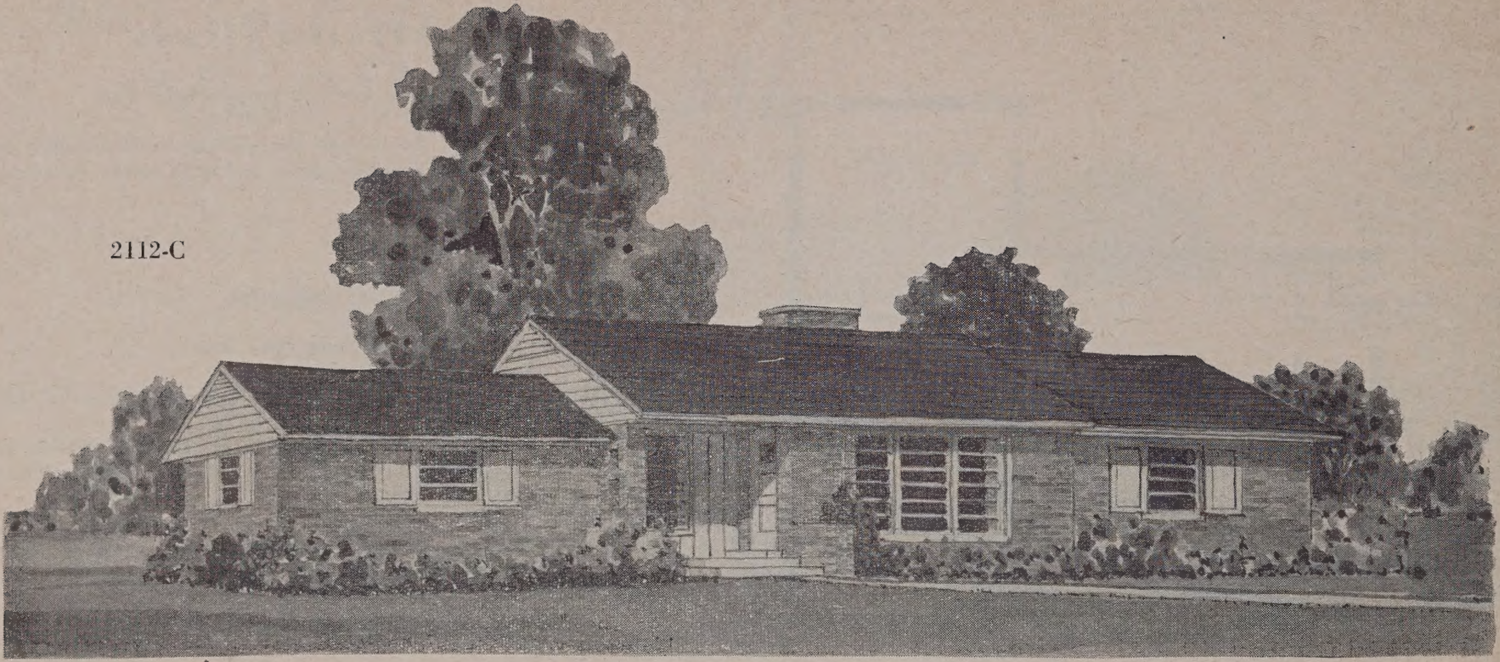
Hardware: Owner's selection.

Heating: Central heating; gas-burning forced-air furnace.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

Area of House	1,255 square feet
Area of Car Port	271 square feet

2112-C

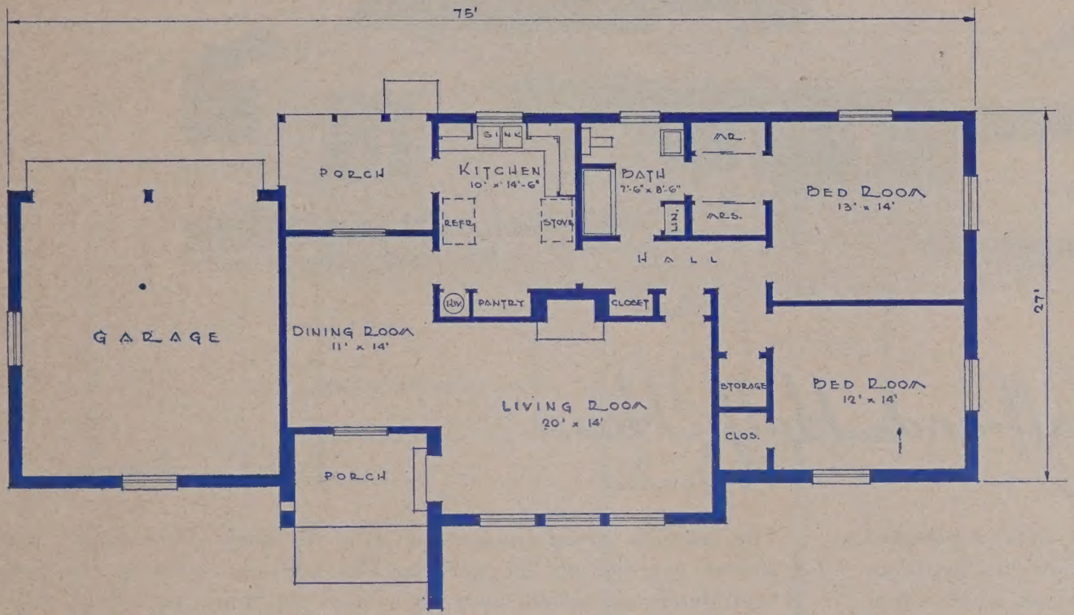


Widespread for Spacious Living

HERE is a plan with unusually good separation of living, working and sleeping areas. An L-shaped hall and banks of closets give the bedrooms privacy and insulate them from the sound of activities in the rest of the house. Another wall of closets keeps kitchen noises from reaching the living room.

Other attractive features of the plan are the well-protected entrance and the fireplace which provides a center of interest for the living room. The living-dining area gets ample light and ventilation from five windows; those in the living room are floor length. Two exposures in each bedroom give cross-ventilation. The central hall carries traffic from the bedrooms to the bath and kitchen and eliminates the necessity of crossing other rooms.

This house is generously provided with storage space. The master bedroom, for example, has two large closets with sliding doors, and there are two hall storage closets, a sizable pantry and a linen closet.


75'
27'
PORCH
KITCHEN
10' x 14'-6"
SINK
REFR.
STOVE
BATH
7'-6" x 8'-6"
LIN.
MR.
MRS.
BED ROOM
13' x 14'
HALL
HW
PANTRY
CLOSET
GARAGE
DINING ROOM
11' x 14'
LIVING ROOM
20' x 14'
STORAGE
CLOS.
BED ROOM
12' x 14'
PORCH

The garage opens to the rear of the lot — an excellent feature, for it adds to the apparent size of the house, and there are never any gaping garage doors to spoil the effect of the house from the street. The two windows in the garage can be curtained to give it the appearance of another room.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding and brick veneer.

Roof: Wood shingles.

Insulation: Blanket type, over ceiling.

Windows: Wood, double-hung, stock sizes.

Doors and Trim: Six-panel Colonial doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

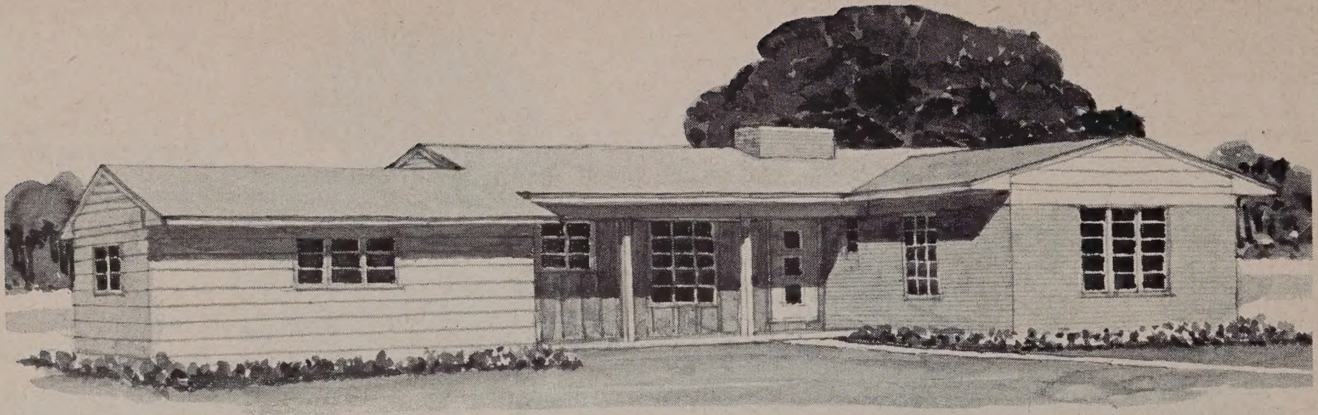
Heating: Gas-burning space heaters.

Fireplace: Detailed to complement the house.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by the owner.

Area of House	1,309 square feet
Area of Garage	430 square feet
Area of Porches	170 square feet

2129-C



Half-and-Half House

THE exterior of this friendly two-bedroom home offers a pleasant contrast in building materials — brick veneer on the bedroom wing, which extends toward the front of the lot, vertical wood siding on the long front porch, and wood shingles on the attached garage.

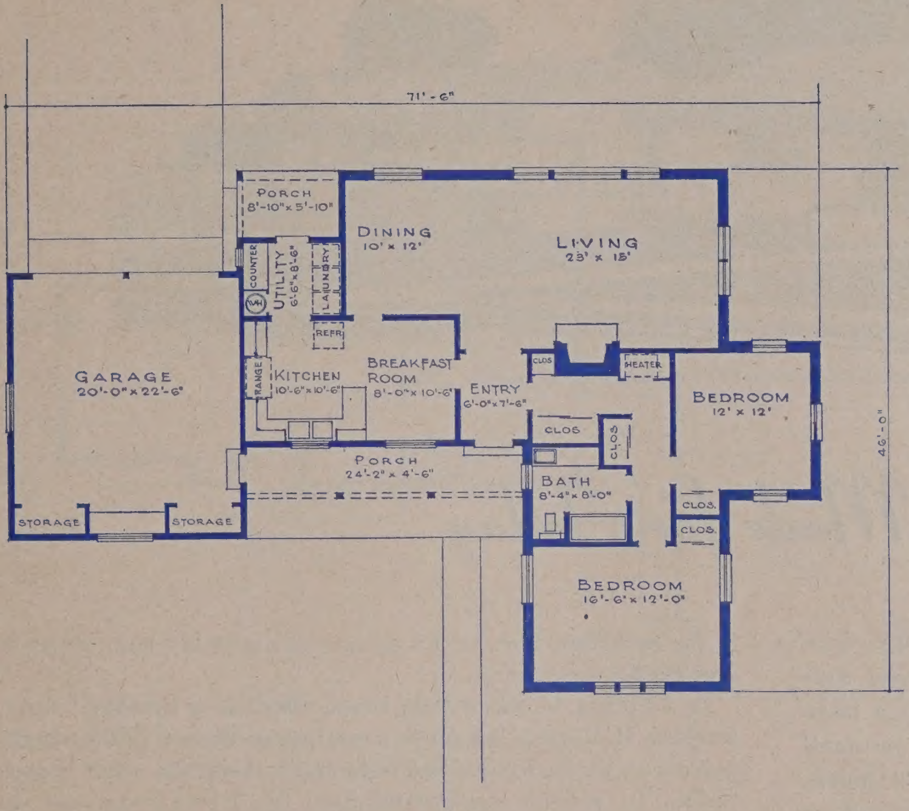
The outstanding feature of the floor plan is the provision for cross-ventilation in every room (the bedrooms have three exposures), making the house delightfully cool during the summer months. And with this large amount of carefully arranged window space, the house is bright and cheerful the year round.

The efficient and highly livable floor plan incorporates many features unusual in a two-bedroom house. Note especially the convenient entry with a coat closet nearby, the large breakfast room (separated from the kitchen only by a serving counter) and the utility room.

The spacious living-dining room is at the back of the house, with windows overlooking the garden. The bedroom wing at the front is completely separated from the rest of the house by a hall which contains three closets and space for the central heating unit. The bathroom is located convenient to the bedrooms and has the popular built-in lavatory-dressing table.

When you want to go from the attached two-car garage to the front door, the porch provides a protected passageway to the entry. But when you're bringing home the groceries, you can step from the garage onto the covered back porch and thence into the kitchen.

The garage has two handy closets for tools and garden equipment, and between them there is a built-in workbench. A wide window above the bench provides plenty of light for working.


71'-6"
46'-0"
PORCH
8'-10"x5'-10"
DINING
10' x 12'
LIVING
23' x 15'
COUNTER
UTILITY
6'-6"x8'-6"
LAUNDRY
WH
REFR
RANGE
KITCHEN
10'-6"x10'-6"
BREAKFAST ROOM
8'-0"x 10'-6"
ENTRY
6'-0"x7'-6"
CLOS
HEATER
BEDROOM
12' x 12'
GARAGE
20'-0"x22'-6"
CLOS
CLOS
PORCH
24'-2" x 4'-6"
BATH
8'-4"x 8'-0"
CLOS.
CLOS.
STORAGE
STORAGE
BEDROOM
16'-6"x 12'-0"

Area of House	1,494 square feet
Area of Garage	481 square feet
Area of Porches	160 square feet

SPECIFICATIONS

Foundation: Concrete footings, reinforced beam-and-pier type; termite shields.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood vertical siding; wood shingles on garage. Standard-face brick veneer, owner's selection.

Roof: Composition.

Insulation: Blanket-type, over ceiling joists.

Windows: Residence-type steel casements, stock sizes.

Doors and Trim: Flush panel-type slab doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor; linoleum over pine in kitchen; tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

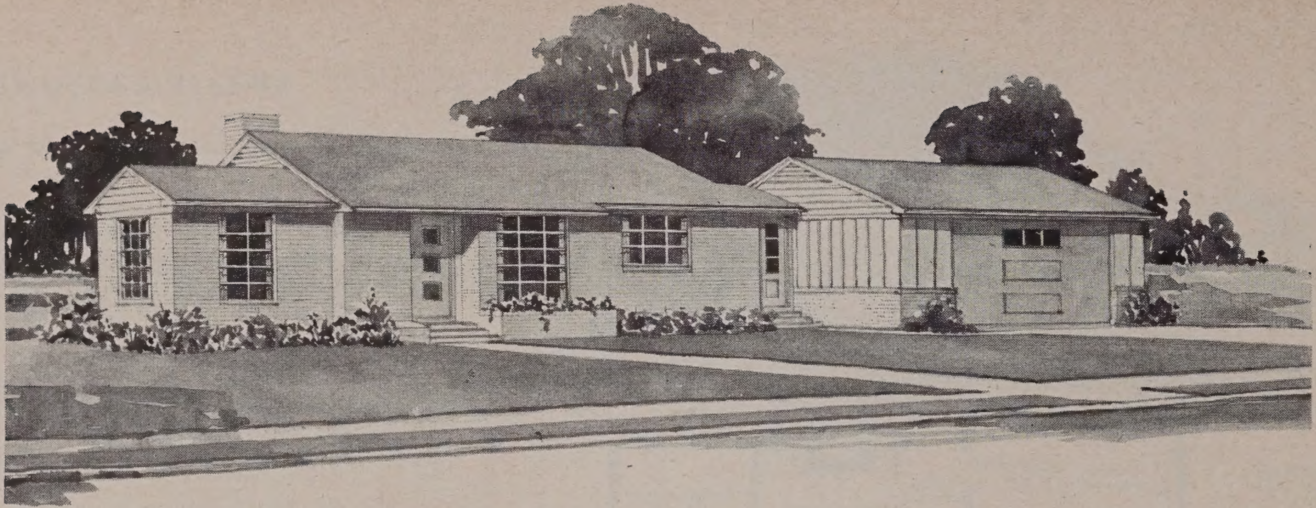
Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel fixtures, owner's selection.

Hardware: Owner's selection.

Heating: Central heating — gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.



2125-C

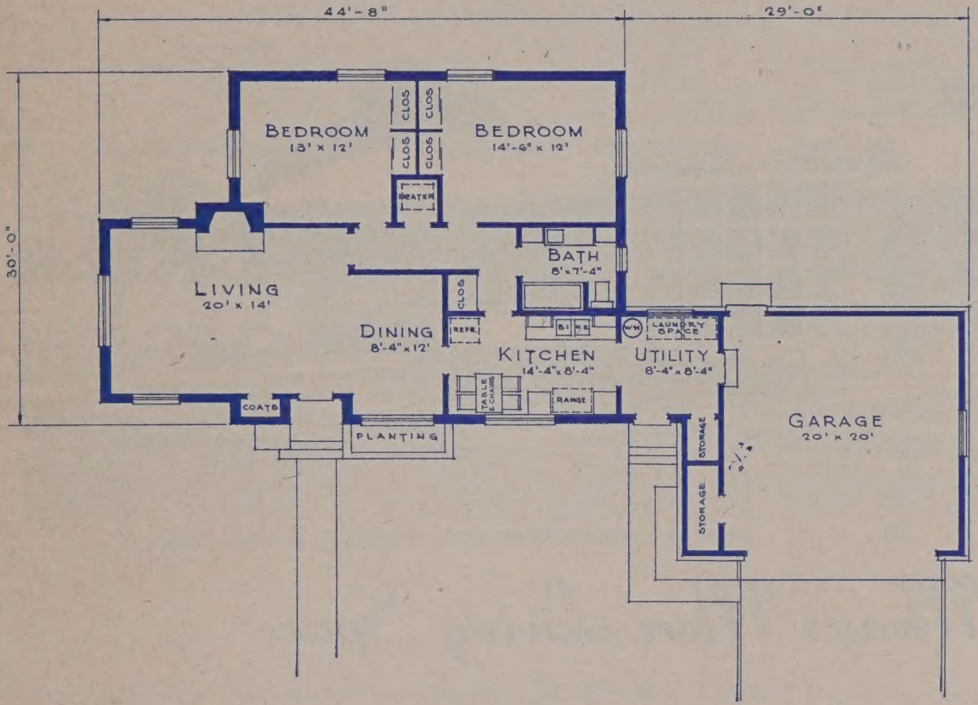
Tailor Made for Today

THERE are many conveniences in this attractive house. It is compact without being crowded, and the rooms are arranged with consideration for today's casual scheme of living. There is a large living-dining room that lends itself to entertaining either a small group or a sizable crowd. The kitchen is at the front of the house, handily midway between the front door and the entry from the garage. There is a good-sized utility room with space for laundry equipment and a large storage closet. Both the service entrance and the garage open into this room.

The two bedrooms have double closets with sliding doors; there is a coat closet, a hall closet for miscellaneous storage, two linen closets in the bathroom and, in the garage, an unusually large closet for tools and garden equipment.

In addition to the dining room, there is a breakfast area in the kitchen. Hall space is kept to a minimum; there is just enough to give privacy to the bedrooms and bath and to keep the other rooms free of traffic. To provide cross-ventilation, the living room has three exposures and both bedrooms have double exposures. There is a central heating unit, but a fireplace in the living room provides the additional cheery warmth of a wood fire.

The front entrance is sheltered and features a large picture window and a built-in plant box. Vertical siding on the garage provides an interesting contrast to the brick walls of the house.


44'-8"
29'-0"
30'-0"
BEDROOM
13' x 12'
BEDROOM
14'-6" x 12'
CLOS
CLOS
CLOS
CLOS
HEATER
BATH
8' x 7'-4"
LIVING
20' x 14'
CLOS
DINING
8'-4" x 12'
REFR.
SINK
W/H
LAUNDRY SPACE
KITCHEN
14'-4" x 8'-4"
UTILITY
8'-4" x 8'-4"
TABLE & CHAIRS
RANGE
COATS
PLANTING
GARAGE
20' x 20'
STORAGE
STORAGE

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding and brick veneer.

Roof: Composition shingles, 210-pound.

Insulation: Over ceiling, blanket type.

Windows: Steel casement (stock sizes) and stationary picture window.

Doors and Trim: Flush panel Colonial doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

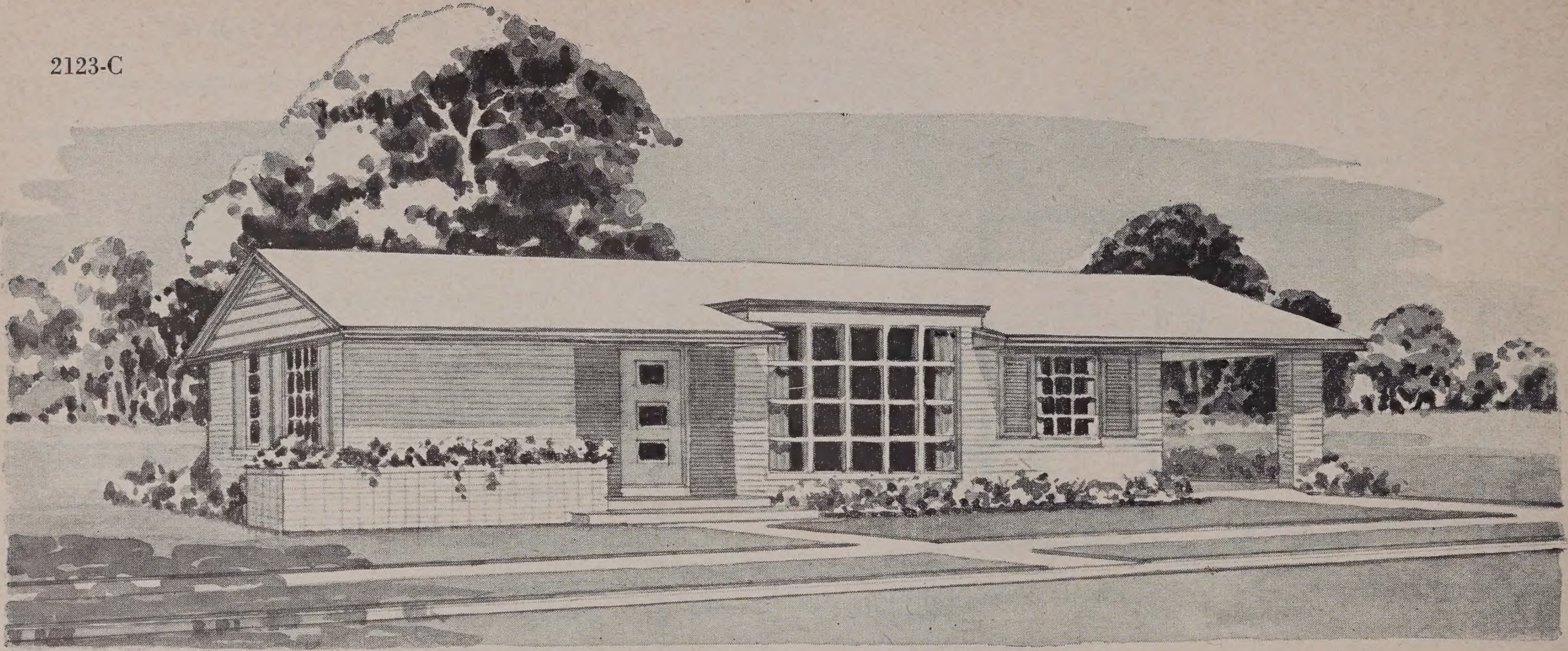
Hardware: Owners selection.

Heating: Gas-burning forced-air furnace, with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code.

Area of House	1,173 square feet
Area of Garage and Utility Room	581 square feet

2123-C

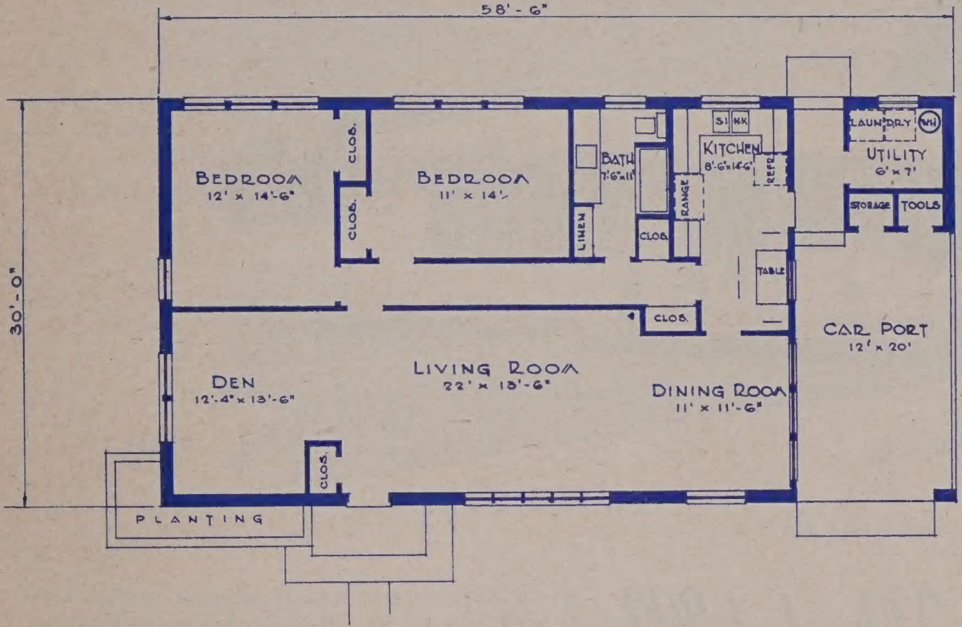


Open Planning Means More Living Space

HERE is a house that the fun-loving family will take to its heart. The wide-open spaces of the king-sized front room—a combination living-dining room and den — are the answer to a party-giver's prayer. Except for the coat closet, there is not even a suggestion of a partition to get in the way when you are entertaining a crowd. You will especially appreciate this feature if you are active in the affairs of a church or club to which you frequently open your home.

Besides providing ample space for entertaining and everyday living, this plan offers almost unlimited possibilities for originality in interior decoration.

The hall adjacent to the living area insures privacy in the bedrooms and provides access to the bathroom, kitchen and breakfast room. The bedrooms have plenty of closet space, and their doors and windows are arranged to allow cross ventilation.


58'-6"
30'-0"
BEDROOM
12' × 14'-6"
CLOS.
CLOS.
BEDROOM
11' × 14½
LINEN
BATH
7'-6"×11'
CLOS.
RANGE
SI
NK
KITCHEN
8'-6"×14'-6"
REFR.
LAUNDRY
WH
UTILITY
6' × 7'
STORAGE
TOOLS
TABLE
CLOS.
CAR PORT
12' × 20'
DEN
12'-4" × 13'-6"
LIVING ROOM
22' × 13'-6"
DINING ROOM
11' × 11'-6"
CLOS.
PLANTING

Closets in the hall take care of bedding and out-of-season clothing, while there is storage space in the bathroom for linen and laundry. In addition to the usual fixtures, the bathroom has a convenient built-in lavatory and dressing table with a large mirror above. The kitchen has a step-saving arrangement of the work space and a breakfast area at one end.

A handy utility room is connected with the kitchen by a breezeway, which provides a covered passage to the car port.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, and brick veneer. Standard-face brick generally, with Roman-shaped brick of contrasting color around entrance.

Roof: Composition shingles, 210-pound.

Insulation: Over ceiling, blanket type.

Windows: Steel casement (stock sizes) and stationary picture window.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

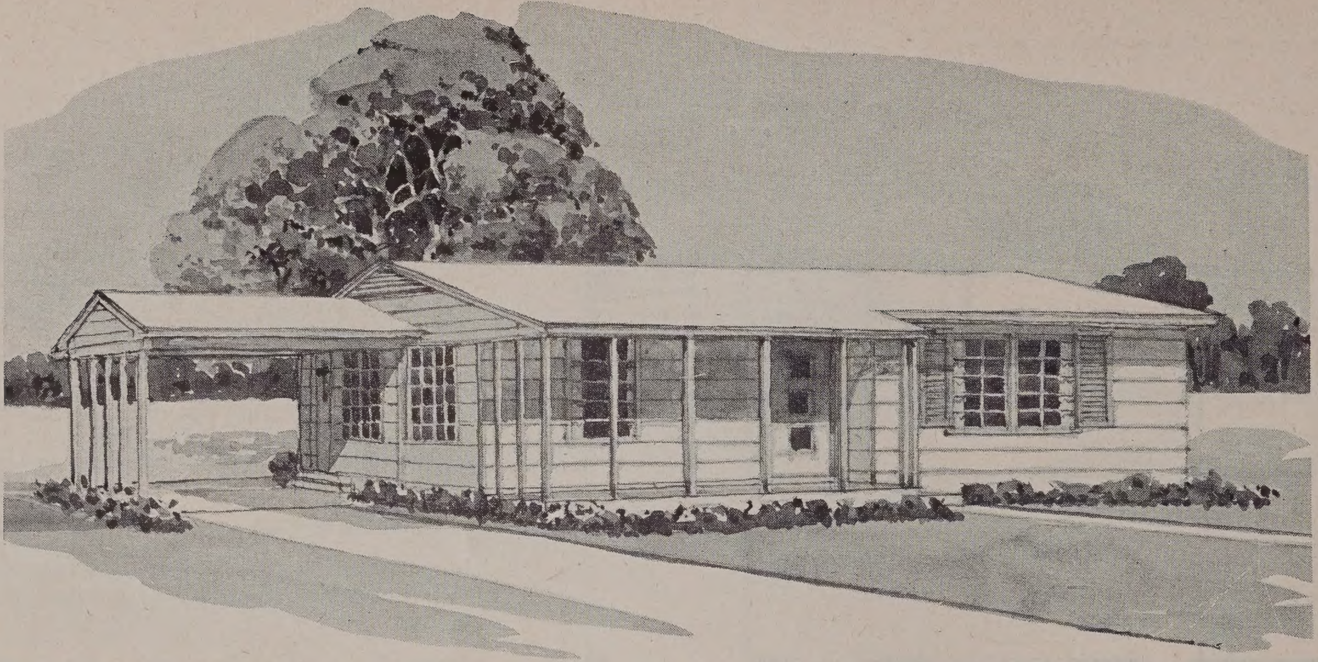
Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

Heating: Gas-burning floor furnace.

Wiring: To conform to National Board of Fire Underwriters Code. Lighting fixtures to be selected by owner.

Area of House	1,395 square feet
Area of Car Port and Utility Room	360 square feet



2132-C

For Budget-Minded Moderns

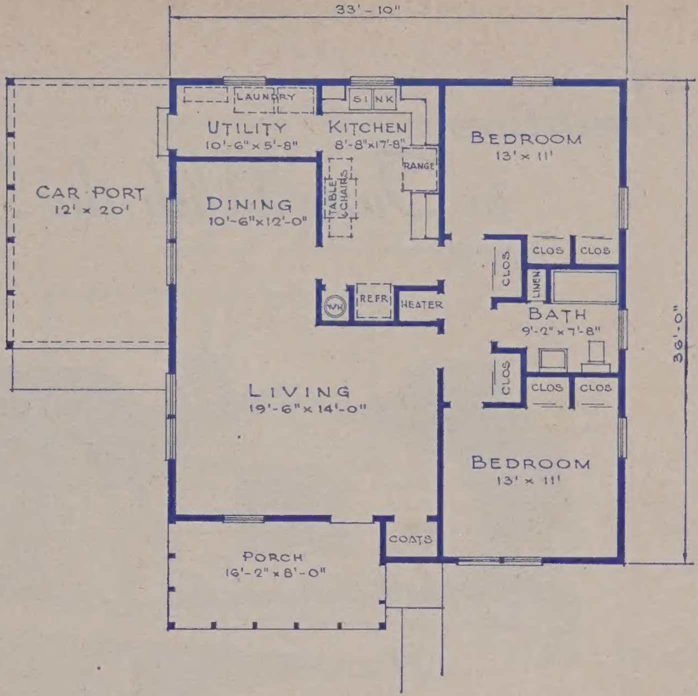
THIS two-bedroom house cuts building costs without sacrificing those little extras that make for good living — quite an achievement in these inflationary times. First of all, it is of economical frame construction. And it is practically square — the least expensive shape to build — yet the low-pitched roof and the car port give it the long, ground-hugging lines that are so popular. A distinctive front door, wood shingled walls and the columns of the porch lend interest to the simple and straightforward exterior.

From the protected entrance, the front door opens into the 26-foot-long living-dining area. And here is one of those extras just mentioned — plenty of wall space for large pieces of furniture.

Another of the plus features of this well-integrated plan is the generous amount of storage space. Both bedrooms have twin closets with sliding doors. There is a pair of roomy closets in the hall (as well as a closet for the heating unit), a linen closet in the bathroom and a coat closet by the front door.

The convenient L-shaped kitchen provides additional eating space and it has one especially handy feature that will appeal to any cook — a large working surface on each side of the range. A utility room, with space for a complete home laundry, adjoins the kitchen.

Cross-ventilation throughout the house keeps it pleasantly cool in summer, while a central heating unit takes care of winter chill.


33' - 10"
LAUNDRY
SINK
UTILITY
10'-6" x 5'-8"
KITCHEN
8'-8" x 17'-8"
RANGE
BEDROOM
13' x 11'
CAR PORT
12' x 20'
DINING
10'-6" x 12'-0"
TABLE & CHAIRS
CLOS
CLOS
CLOS
LINEN
WH
REFR
HEATER
BATH
9'-2" x 7'-8"
36'-0"
LIVING
19'-6" x 14'-0"
CLOS
CLOS
CLOS
BEDROOM
13' x 11'
COATS
PORCH
16'-2" x 8'-0"

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood shingles on side walls, wood siding in gables.

Roof: Composition.

Insulation: Over ceiling, blanket type.

Windows: Steel casement, stock sizes.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and wainscot in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

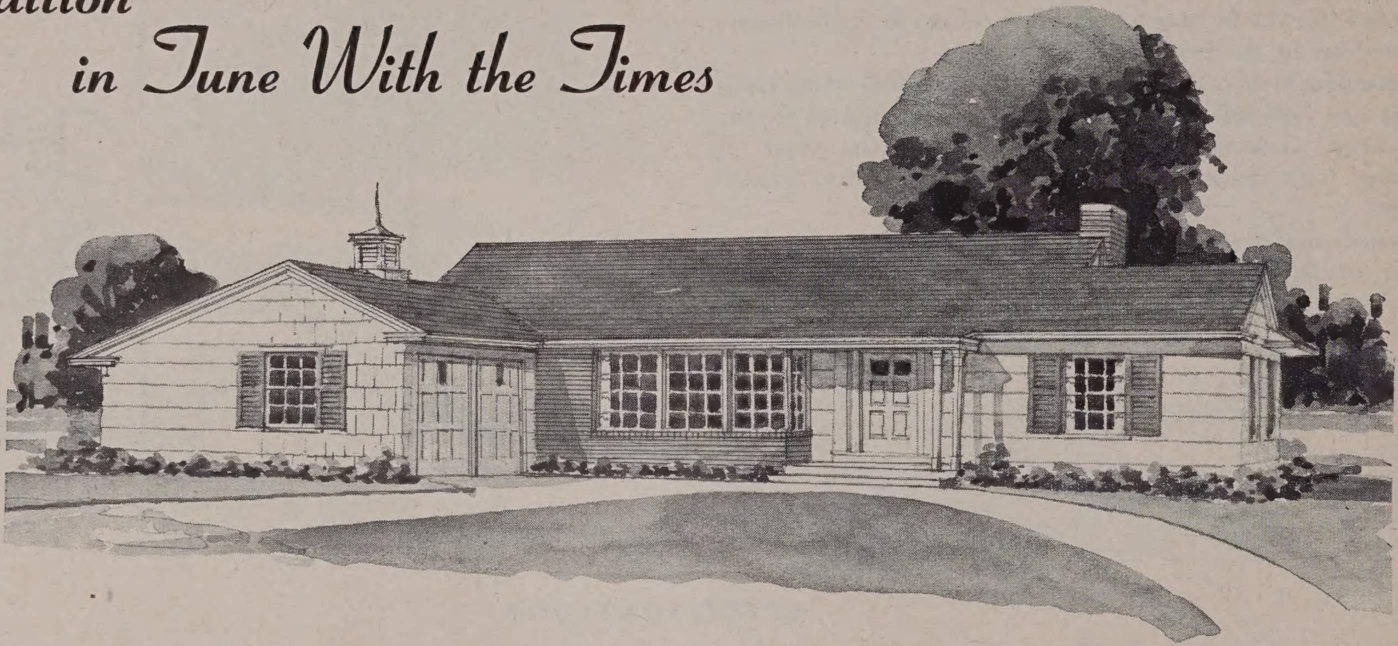
Hardware: Owner's selection.

Heating: Central heating — gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

Area of House	1,169 square feet
Area of Car Port	240 square feet
Area of Porch	129 square feet

Tradition in Tune With the Times



2135-C

OUTSIDE, this friendly house reflects the charm of yesterday, but step inside and there is the convenience and the openness of living areas that characterize the home of today.

A fireplace forms the only separation between the living and dining areas, and only a serving table (which can also be pressed into service as a breakfast bar) marks the spot where the dining area ends and the kitchen begins. Because of its convenience in entertaining, this open type of kitchen is sometimes referred to as a "party" kitchen, but it is equally practical for everyday family use. A home-laundry set-up is tucked in a corner, and there are handy work surfaces by both the range and the refrigerator and counter space on each side of the double sink.

There are three large bedrooms, but if yours is a two-bedroom family, the front bedroom with the interesting window treatment would make a delightful library or den. All bedrooms have enough wall space for good furniture arrangement.

The house has a bath-and-a-half, a practical and economical plan for the three-bedroom home. The tub in the bathroom is so situated that it can be enclosed for a shower.

The outstanding feature of the exterior is the wide, curving driveway, which eliminates backing the car out to the street. It is also a boon to guests, especially during cold or rainy weather, since they can step directly from the car to the protected entry; for family traffic, there is a door from the double garage to one of the bedrooms.

The lines of the house are simple and dignified, and the skillful combination of wood paneling, wood shingles and brick veneer adds textural interest to the exterior.

SPECIFICATIONS

Foundation: Concrete footings, reinforced beam-and-pier type; termite shields.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood sidewall shingles, beveled siding and face-brick veneer.

Roof: Composition shingles.

Insulation: Blanket-type, over ceiling joists.

Windows: Wood double-hung, stock type.

Doors and Trim: Six-panel Colonial doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor; linoleum over pine in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish; paint colors to be selected by owner. Glazed tile wainscot in bath.

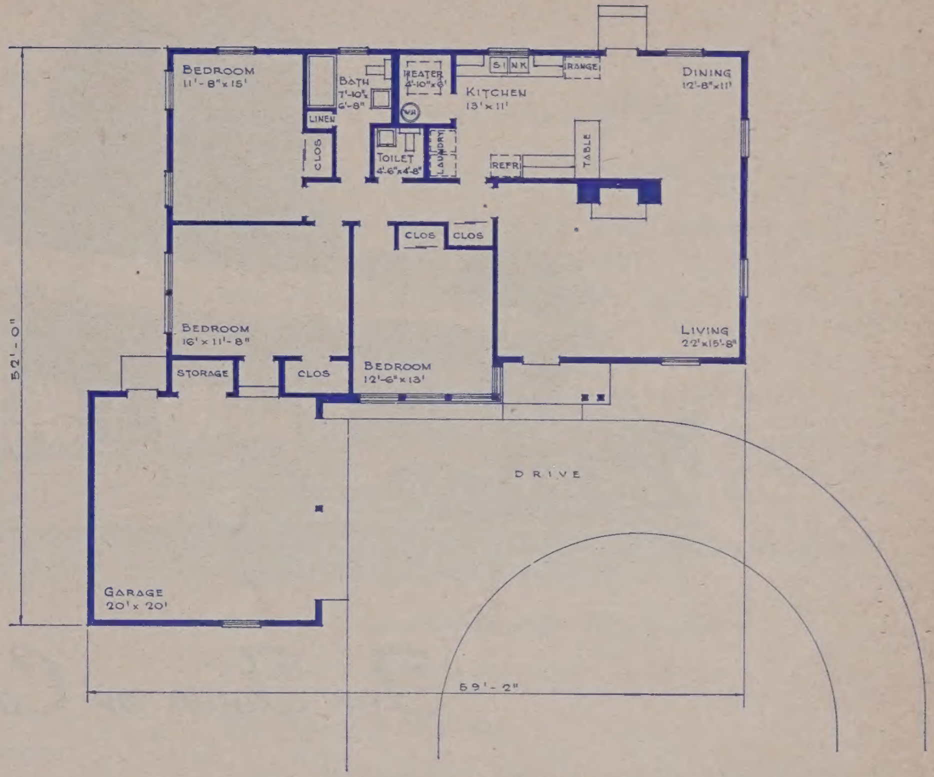
Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel fixtures to be selected by owner.

Hardware: Owner's selection.

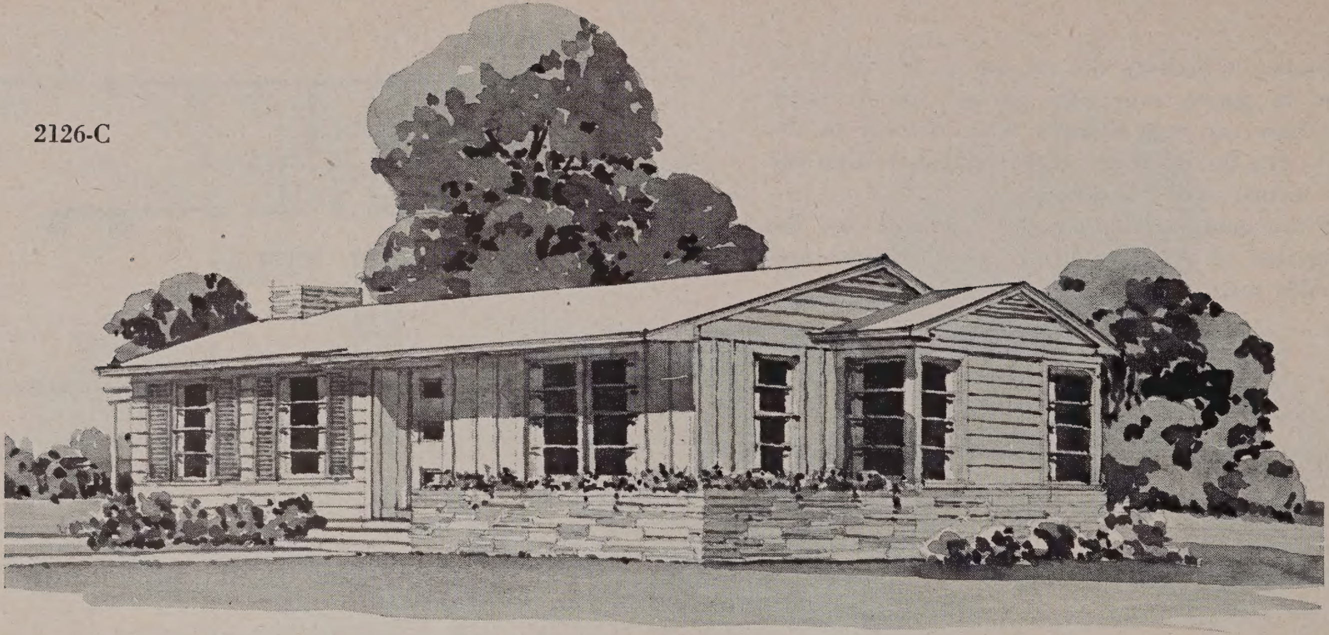
Heating: Central heating; gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.


Bedroom 11'-8"x15'
Bath 7'-10½" 6'-8"
Linen
Clos
Heater 4'-10"x6'
WH
Toilet 4'-6"x4'-8"
Laundry
Kitchen 13'x11'
Sink
Range
Refri
Table
Dining 12'-8"x11'
Clos
Clos
Bedroom 16'x11'-8"
Living 22'x15'-8"
Storage
Clos
Bedroom 12'-6"x13'
52'-0"
Drive
Garage 20'x20'
59'-2"

Area of House	1,562 square feet
Area of Garage	434 square feet

2126-C



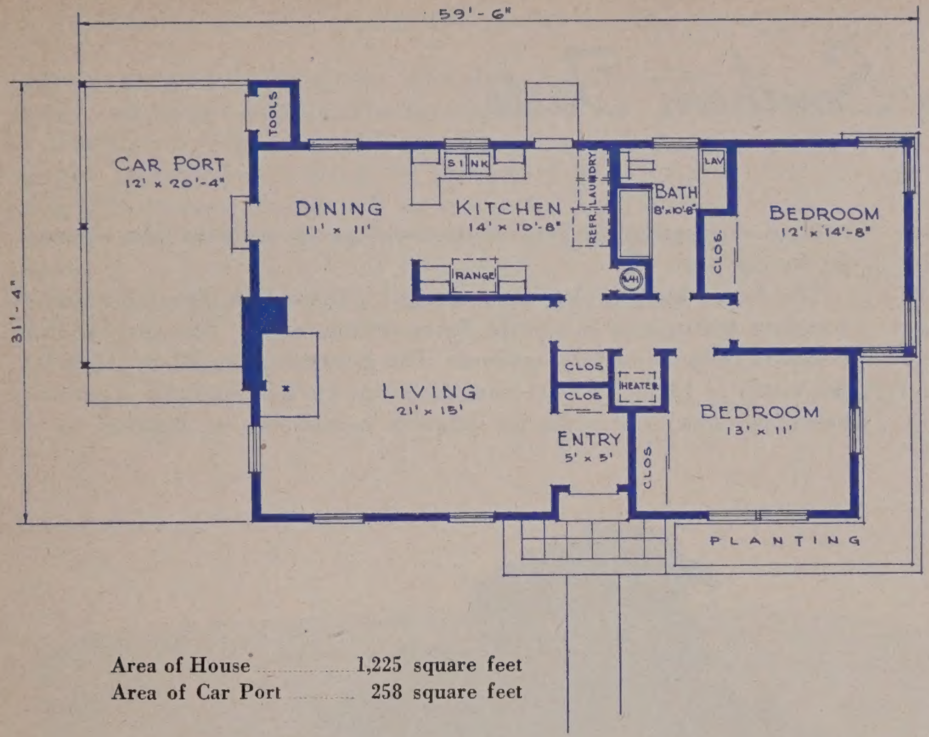
For Town or Country Living

IN THIS little house you will find many of the most appealing features of the ever-popular ranch-style architecture, minus the spreading floor plan that sometimes presents a problem to the city-dweller because of the wide front footage it requires. The compactness of this plan makes it ideal for the average city lot, and the simple lines of the exterior make it suitable for almost any neighborhood.

While the width of the house isn't an important consideration if you are building in the country, you do have to give special attention to the suitability of the plan for its site. The warm earth tones of the stained wood siding and the native stone of the plant box tie this house in beautifully with a rustic setting.

The floor plan is a model of convenience and livability. Both bedrooms are good sized and have large closets with sliding doors. The front bedroom has two exposures and the back bedroom has three, affording ample light and ventilation. The bathroom has the popular built-in counter-top lavatory and a tub that can be enclosed for a shower.

The living room is unusually large for a house of this size, and the



Area of House	1,225 square feet
Area of Car Port	258 square feet

fireplace creates a dramatic center of interest. The fireplace also serves as a partial partition between living and dining areas.

The efficiently arranged kitchen has space for a laundry. There is a handy work surface on each side of the stove, a serving counter by the dining area and a window above the sink overlooking the garden.

The exterior of the house has a warm and friendly air. The wood siding — which can be stained or painted — is accented by contrasting shutters and an unusually large L-shaped planting box constructed of stone. The car port has a storage closet for garden tools.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper and wood siding; stone planting box.

Roof: Composition shingles.

Windows: Wood, stock sizes.

Doors and Trim: Flush panel doors with molded trim.

Floor Construction: Wood floor joists, subfloor, building paper and finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

Heating: Gas-fired, vented, forced-air furnace with duct distribution to all rooms.

Painting: Painted or stained outside trim and wood siding. Oil paint on interior walls, with enamel in kitchen and bath. Windows, doors and inside trim, enamel. Colors to be selected by owner.

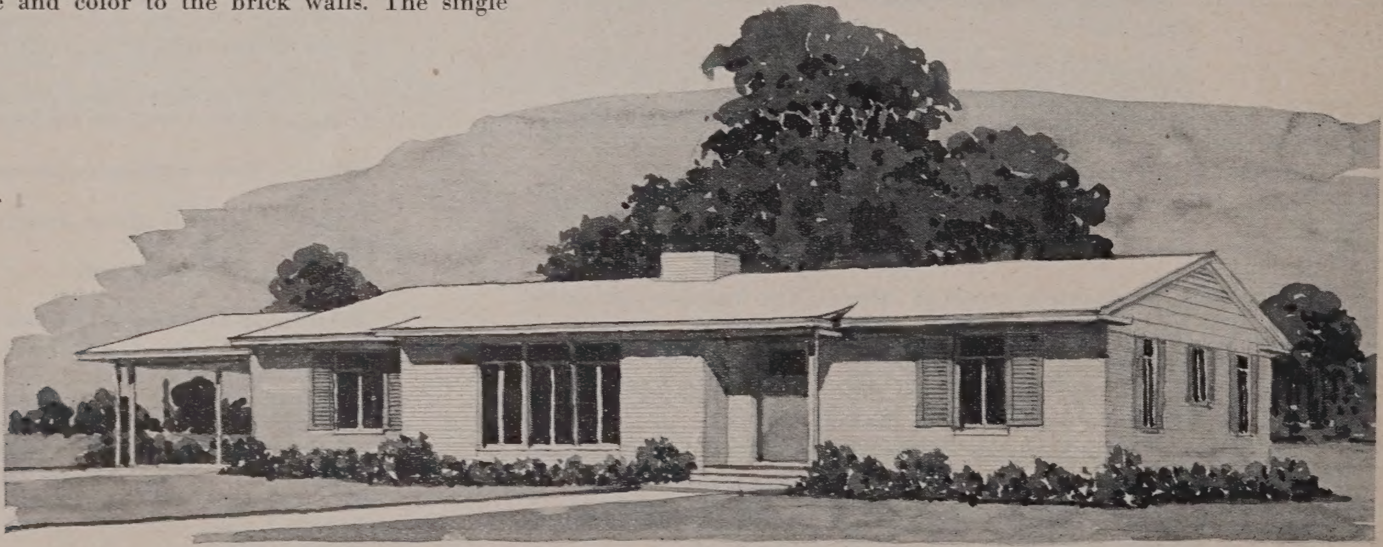
Wiring: To meet local building and fire regulations. Lighting fixtures to be selected by owner.

Tailored to the Southern Taste

THIS climate-wise plan is a natural for the South. The generous window areas are arranged to provide cross-ventilation throughout the house, and the wide eaves overhanging the picture window protect the living room from the high-riding summer sun, helping to keep the house comfortable in even the warmest Gulf Coast areas. Yet the design is one that would be equally at home in the cooler sections of the Upper South.

The exterior is smart and simple. The long line of the front is relieved by the slight projection of the living room, and the shutters add a contrast of texture and color to the brick walls. The single column supporting the roof of the front porch matches the columns of the car port.

The house has the flexible rectangular floor plan. One of its outstanding features is a 31-foot living-dining room. The rest of the house is proportionately spacious. The bedrooms are 12 by 14 feet, the study is 13 by 14 feet, and the large kitchen includes a roomy breakfast area and space for laundry equipment in addition to a

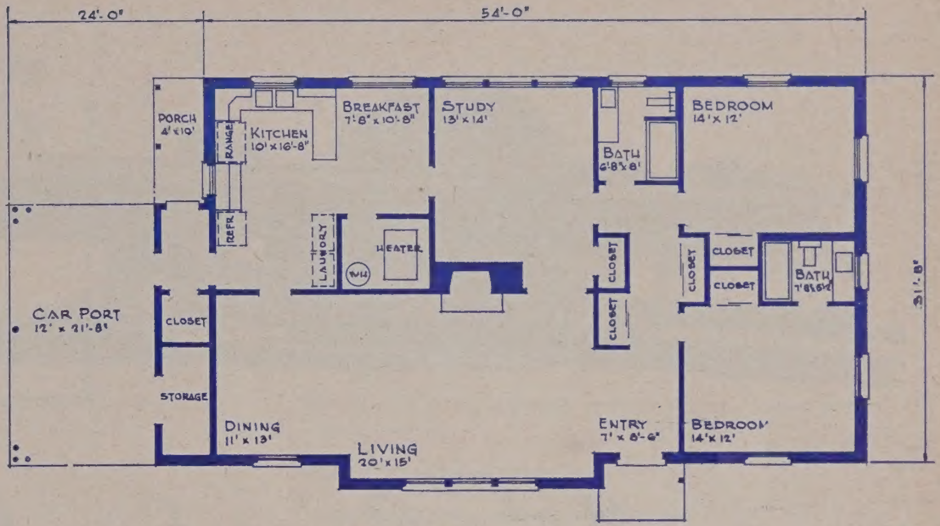


2137-C

convenient sized working area. And there are two full baths, each with a built-in dressing table.

The study will be the family's favorite room. With its picture window overlooking the garden, it makes a delightful retreat. And it will serve equally well as a library, television room, family living room or guest room.

Besides the closets in the bedrooms, there are two hall closets, a pantry in the service hall, and an oversized closet for tools in the car port.


24'-0"
54'-0"
31'-8"
PORCH 4'x10'
RANGE
KITCHEN 10'x16'-8"
BREAKFAST 7'-8"x10'-8"
STUDY 13'x14'
BATH 6'8"x8'
BEDROOM 14'x12'
REFR.
LAUNDRY
WH
HEATER
CLOSET
CLOSET
CLOSET
CLOSET
BATH 7'8"x6'½
CAR PORT 12' x 21'-8"
CLOSET
STORAGE
DINING 11' x 13'
LIVING 20'x15'
ENTRY 7' x 8'-6"
BEDROOM 14'x12'

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, and brick veneer. Standard-face brick.

Roof: Composition — chat roof.

Insulation: Over ceiling; blanket-type.

Windows: Steel casement, stock sizes.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

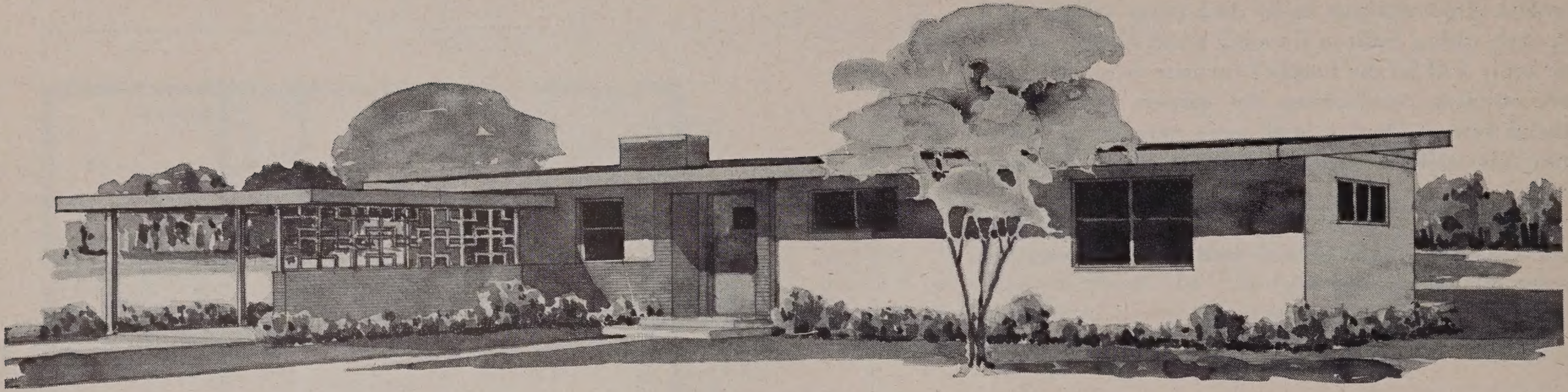
Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

Heating: Central heating; gas-burning forced-air furnace, with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures, owner's selection.

Area of House	1,753 square feet
Area of Porch	40 square feet
Car Port	258 square feet



2141-C

Here's a Concrete Example of Good Living

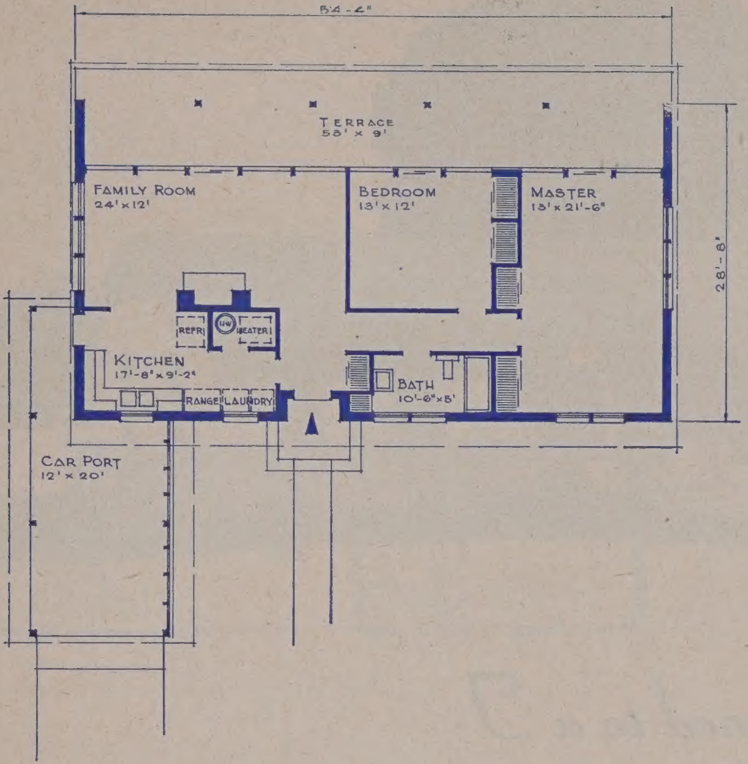
TODAY'S home builder faces a real challenge when it comes to finding a plan which combines a distinctive exterior, a livable floor plan and top-quality construction at minimum cost. One look at the plan shown here and you'll see that it more than meets these specifications — and it even includes such luxury features as whole walls of glass and a large, roofed and partially enclosed terrace.

Concrete masonry construction effects an important initial saving, plus the continuing economy of low maintenance costs (it reduces fire hazards, too). This type of construction, plus insulation, keeps the house comfortable the year round.

The exterior of this house has simple, clean-cut lines, with the projecting car port adding an interesting touch. Note the half-wall and the intricate lattice work that lift the car port out of the ordinary. From the car port there is a covered entrance to the kitchen — and it's just a few steps to the front door.

The built-up roof, designed to turn back the sun's heat, has a wide overhang which also protects the windows from glare. The roof even extends out over the terrace across the back of the house (note also that the walls of the house come well out along the sides of the terrace). Sheltered as it is, this terrace will be the family's favorite spot for relaxing and outdoor dining.

The thoroughly efficient arrangement of the kitchen will be a joy to the homemaker. The bedrooms (just look at the storage space in them!) are large, and each has sliding doors opening onto the terrace. The master bedroom extends the entire length of the house and has three-way ventilation.


54'-4"
TERRACE
53' x 9'
FAMILY ROOM
24'x12'
BEDROOM
13'x12'
MASTER
13'x21'-6"
28'-8"
REFR
HW
HEATER
KITCHEN
17'-8"x9'-2"
RANGE
LAUNDRY
BATH
10'-6"x8'
CAR PORT
12'x20'

House	1,227 square feet
Terrace	460 square feet
Car Port	290 square feet

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Concrete masonry units, stucco finish and brick veneer.

Roof: Composition; chat roof.

Insulation: Over ceiling, blanket type.

Windows: Steel, double-hung, stock sizes.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Concrete floor on grade; floor finished with asphalt tile. Tile floor in bathroom.

Interior Walls: Wood frame with wallboard, taped and textured finish. Glazed tile wainscot in bath.

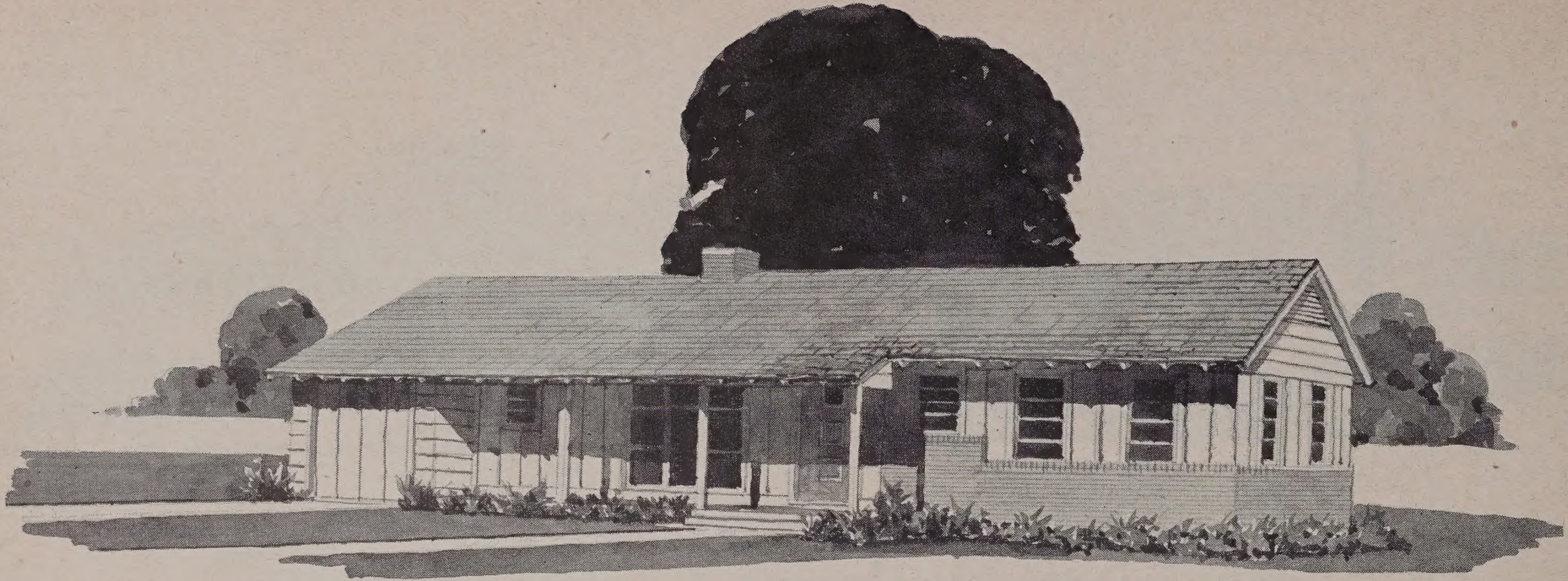
Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

Heating: Central heating; gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

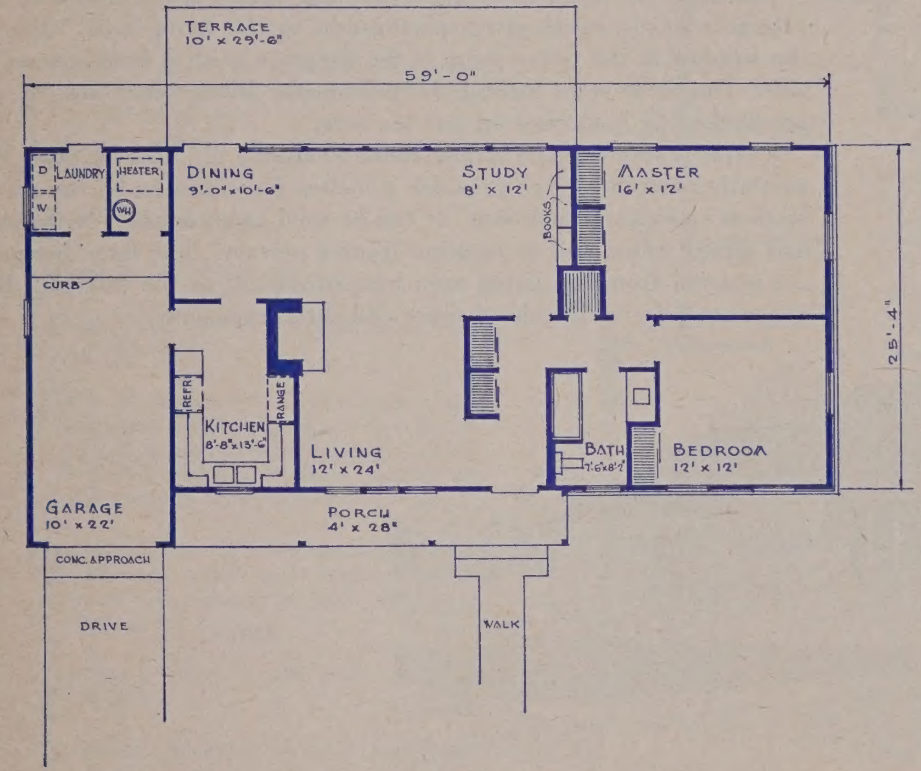


2142-C

Planned to a T

THE four walls of this friendly ranch-type house enclose just 1,229 square feet of floor area, but the plan puts every foot to such good use that it gives the illusion — and the livability — of twice the space. The most distinctive feature of the plan is the T-shaped living-dining-study area, an arrangement which gives the effect of separate rooms without cutting down on the feeling of spaciousness that comes from open planning. Noteworthy features of this living area are the window wall overlooking the terrace, the wall of bookshelves in the study area, the handsome fireplace and the island of closets which sets off an entry and a hall to the bedroom area.

The roof of the house extends over the 28-foot front porch and affords it complete protection. In the back, the roof extends halfway out over the 29-foot terrace, making it a comfortably shaded spot for outdoor living.


TERRACE
10' x 29'-6"
59'-0"
D
LAUNDRY
W
HEATER
WH
DINING
9'-0"x10'-6"
STUDY
8' x 12'
BOOKS
MASTER
16' x 12'
CURB
REFR.
RANGE
KITCHEN
8'-8"x13'-6"
LIVING
12' x 24'
BATH
7'-6"x8'-2"
BEDROOM
12' x 12'
25'-4"
GARAGE
10' x 22'
PORCH
4' x 28'
CONC. APPROACH
DRIVE
WALK

SPECIFICATIONS

FOUNDATION: Concrete footings, reinforced beam-and-pier type; termite shields.

EXTERIOR WALLS: Wood frame covered with wood sheathing, building paper, wood side-wall shingles, beveled siding, vertical siding and face-brick veneer wainscot.

ROOF: Wood shingles.

INSULATION: Blanket type, over ceiling joists.

WINDOWS: Wood, double-hung, stock type.

DOORS AND TRIM: Flush panel-type doors with narrow molded wood trim.

FLOOR CONSTRUCTION: Wood floor joists, subfloor, building paper, finished oak floor; linoleum over pine in kitchen. Tile floor in bathroom.

INTERIOR WALLS: Wood frame with wallboard, taped and textured finish; paint colors to be selected by owner. Glazed tile wainscot in bathroom.

CABINETS: Wood, combination job- and mill-made.

PLUMBING: Porcelain enamel fixtures, to be selected by owner.

HARDWARE: To be selected by owner.

HEATING: Central heating; gas-burning forced-air furnace with duct distribution to all rooms.

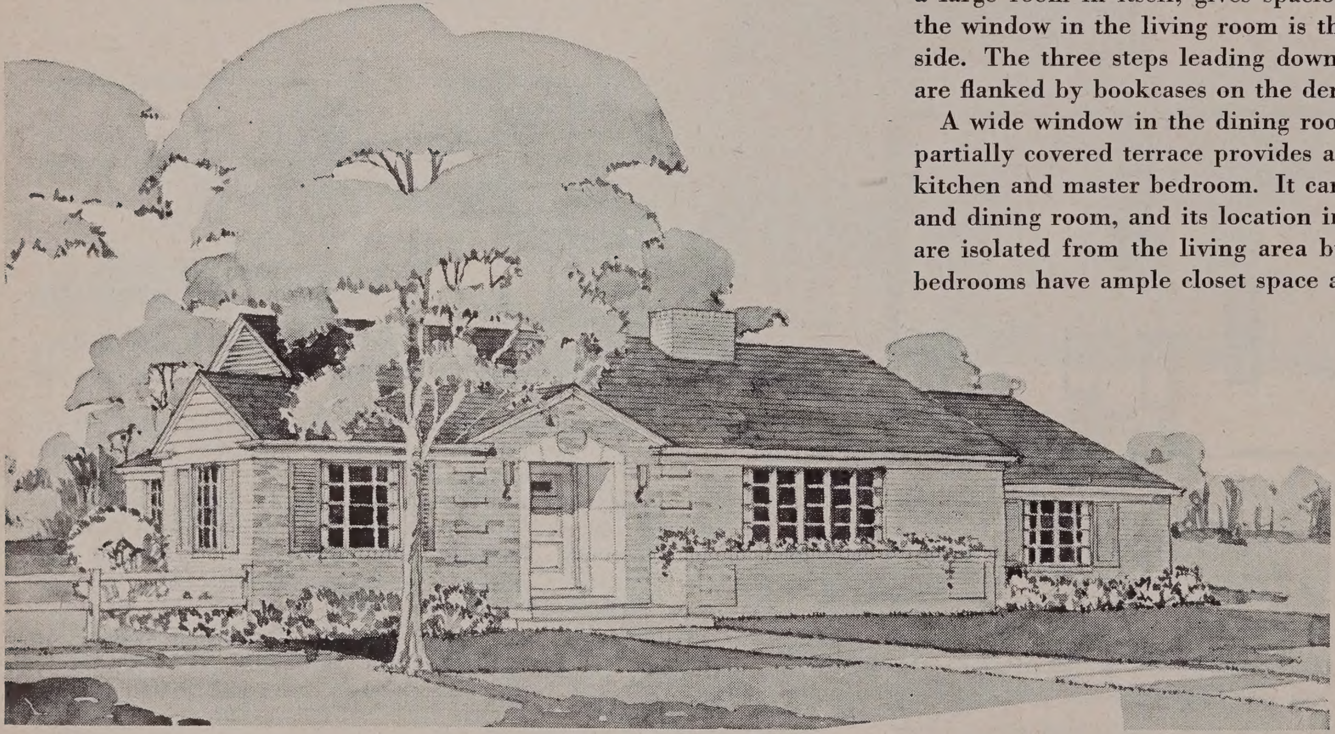
WIRING: To conform to National Board of Fire Underwriters code. Lighting fixtures to be selected by owner.

Area of House	1,229 square feet
Area of Garage	300 square feet
Area of Porch	96 square feet
Area of Terrace	296 square feet

SIMPLICITY and good proportions give this cottage an air of genuine dignity unusual in a small house. The doorway, Early American in detail, is balanced by the large living room window, which is underlined by an over-sized built-in brick flower box.

The open arrangement of the living and dining rooms and den, each a large room in itself, gives spaciousness to the living area. Opposite the window in the living room is the fireplace, with a bookcase on one side. The three steps leading down from the living room into the den are flanked by bookcases on the den side.

A wide window in the dining room overlooks the back terrace. This partially covered terrace provides a shelter for entrances to the garage, kitchen and master bedroom. It can be used as an outdoor living room and dining room, and its location insures privacy. The large bedrooms are isolated from the living area but convenient to the kitchen. Both bedrooms have ample closet space and three exposures.



2104-C

Early American for Modern Americans

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Walls: Wood frame covered with wood sheathing, building paper, wood siding and brick veneer.

Entrance: Sawed stone.

Roof: Wood shingles.

Windows: Steel casement.

Doors and Trim: Three-panel doors with molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath. Asphalt tile over concrete floor in den.

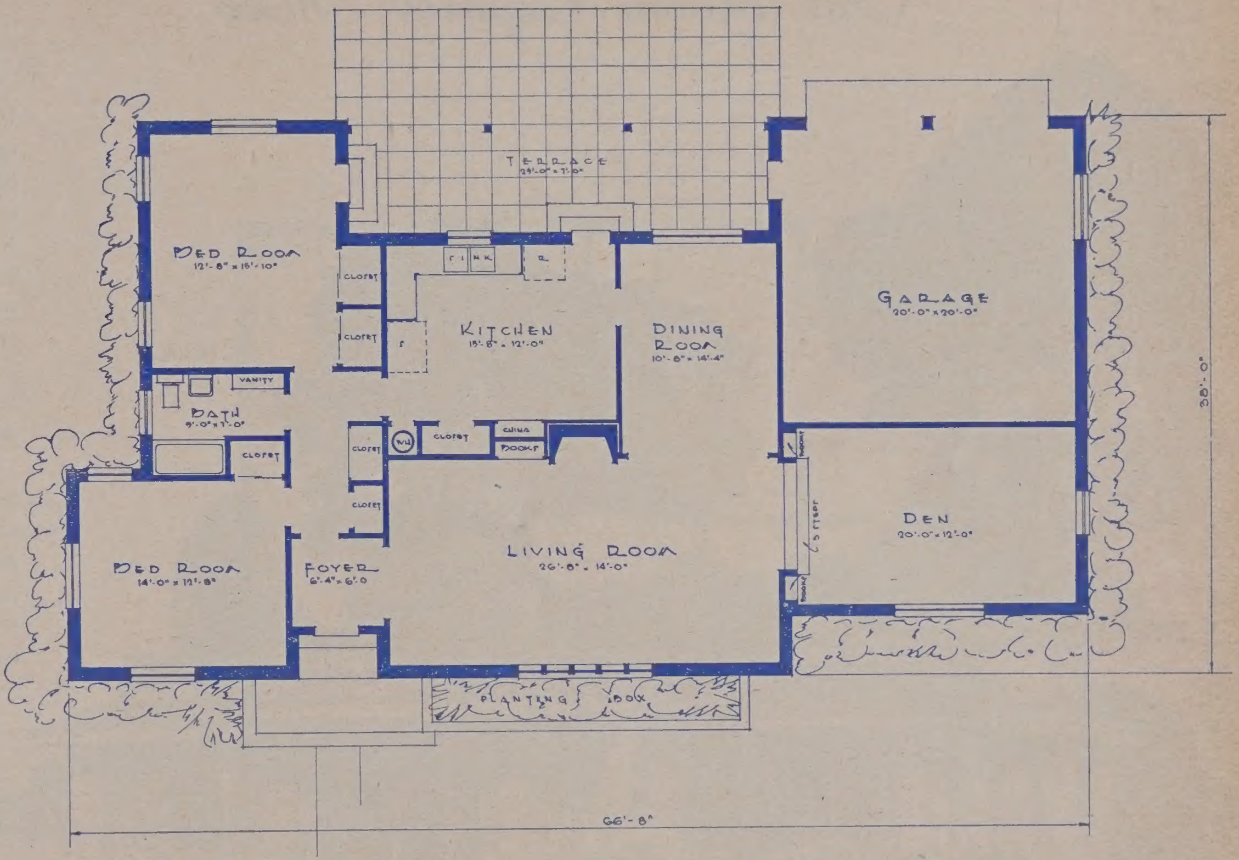
Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath. Den to be knotty pine.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

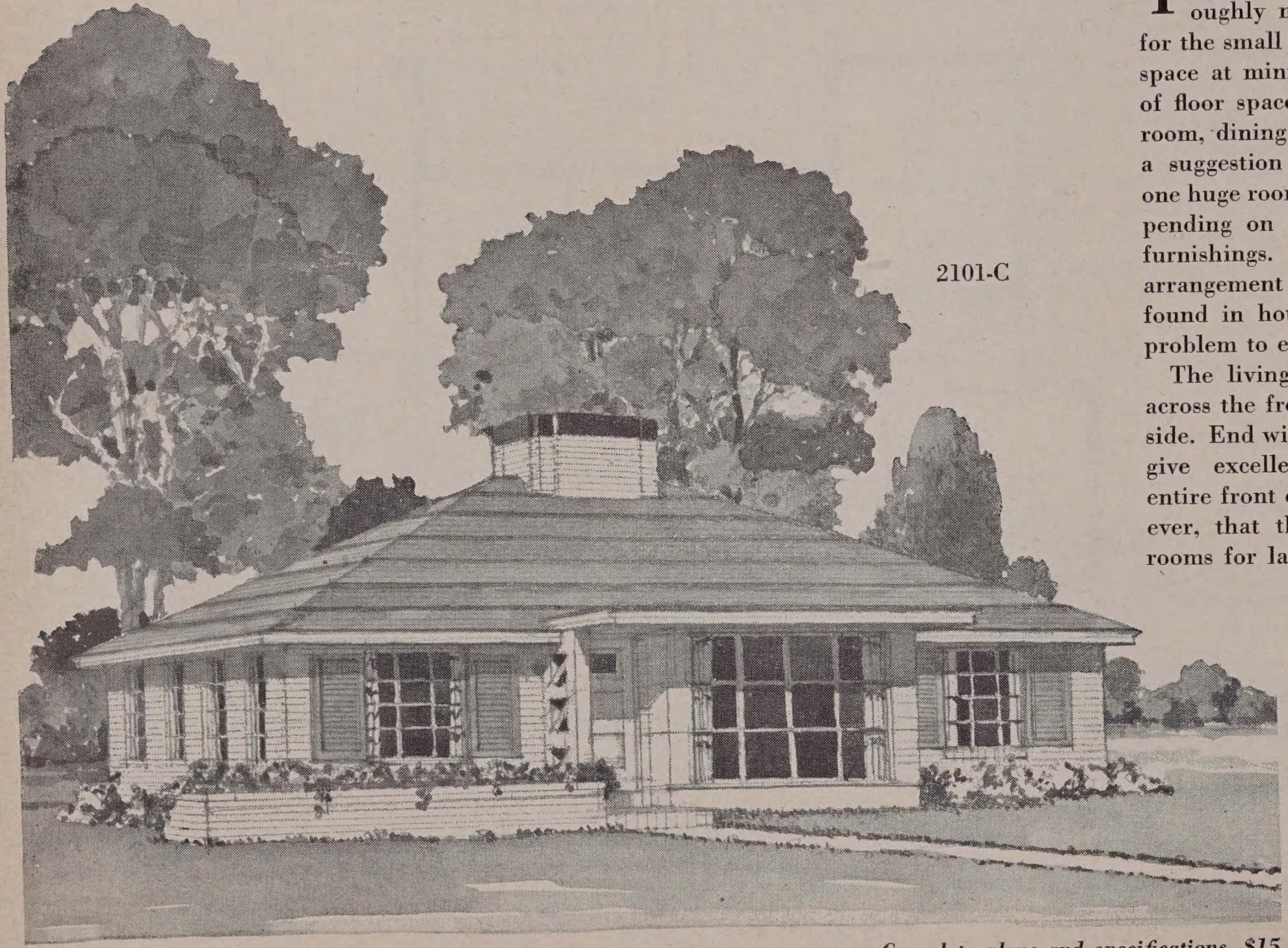
Hardware: Owner's selection.

Fireplace: Detailed to complement the house.


TERRACE
29'-0" x 7'-0"
BED ROOM
12'-8" x 15'-10"
CLOSET
CLOSET
SINK
R
KITCHEN
15'-8" x 12'-0"
DINING ROOM
10'-8" x 14'-4"
GARAGE
20'-0" x 20'-0"
VANITY
BATH
9'-0" x 7'-0"
CLOSET
CLOSET
WH
CLOSET
CHINA
BOOKS
CLOSET
BOOKS
3 STEPS
BOOKS
DEN
20'-0" x 12'-0"
BED ROOM
14'-0" x 12'-8"
FOYER
6'-4" x 6'-0
LIVING ROOM
26'-8" x 14'-0"
PLANTING BOX
66'-8"
38'-0"

Area of House	1,756 square feet
Area of Garage	444 square feet
Area of Terrace	232 square feet

One Room Equals Three



Complete plans and specifications, $15

THIS house, traditional in style but thoroughly modern in arrangement, is perfect for the small family that wants maximum living space at minimum cost. The 1,200 square feet of floor space is utilized to the fullest. Living room, dining room and den, separated by only a suggestion of partitions, can be treated as one huge room or as three independent units, depending on the choice and placement of the furnishings. The open effect created by this arrangement gives an air of spaciousness seldom found in houses of this size and makes it no problem to entertain quite a number of people.

The living room features a picture window across the front and a fireplace on the opposite side. End windows in both den and dining room give excellent cross-ventilation through the entire front of the house. You will notice, however, that there is ample space in both end rooms for large pieces of wall furniture.

The den may be treated as a part of the living room itself, as a library or music room, or, equipped with a studio couch, it can even be pressed into service as sleeping quarters for guests.

The kitchen is located directly behind the dining room and back of it is a good-size breakfast room, opening into the service yard.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Walls: Wood frame covered with wood sheathing, building paper, wood siding and brick veneer.

Roof: Wood shingles.

Windows: Steel casements, and wood picture window.

Doors and Trim: Three-panel doors with molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

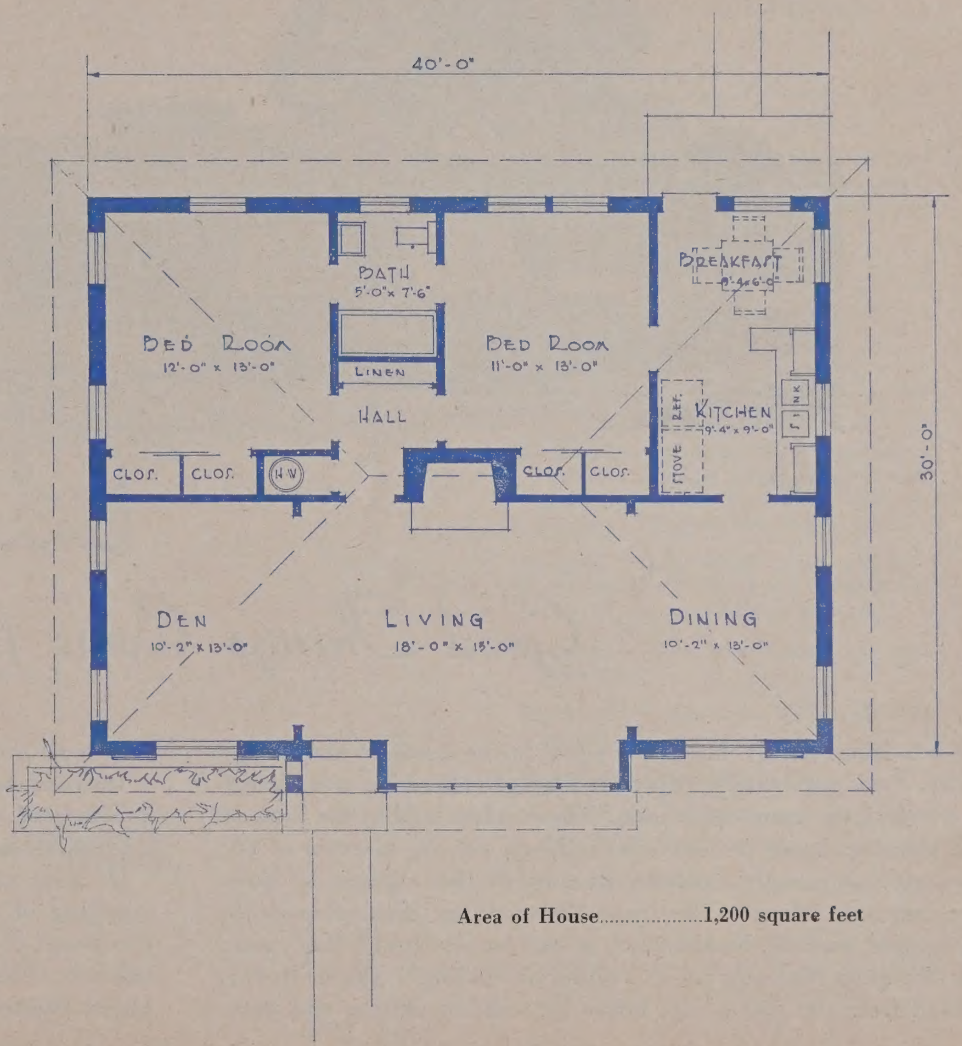
Hardware: Owner's selection.

Fireplace: Detailed to complement the house.

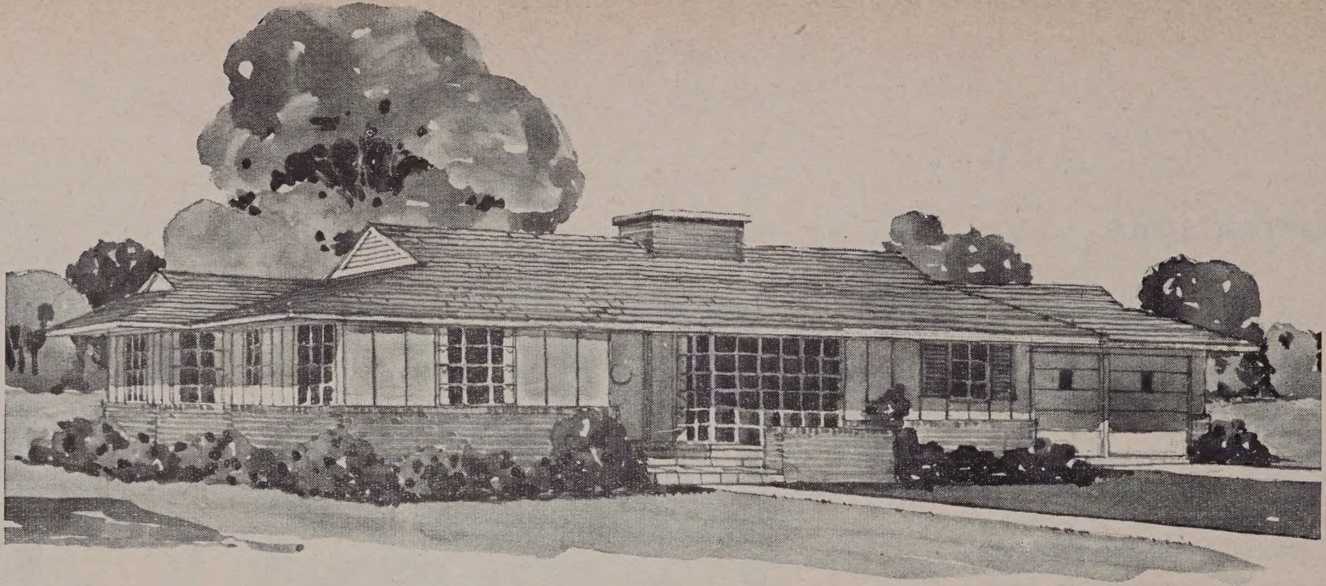
Heating: Floor furnaces.

Painting: Painted or stained outside trim and wood siding. Flat wall paint on interior walls with enamel in kitchen and bath. Windows, doors and inside trim, enamel. Colors, owner's selection.

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection.


40'-0"
BATH
5'-0"x 7'-6"
BED ROOM
12'-0" x 13'-0"
BED ROOM
11'-0" x 13'-0"
BREAKFAST
8'-4"x 6'-0"
LINEN
HALL
KITCHEN
9'-4" x 9'-0"
REF.
SINK
STOVE
CLOS.
CLOS.
H.W.
CLOS.
CLOS.
30'-0"
DEN
10'-2" x 13'-0"
LIVING
18'-0" x 15'-0"
DINING
10'-2" x 13'-0"

Area of House....................1,200 square feet



2113-C

Complete plans and specifications, $15

Good Things Come in Pairs

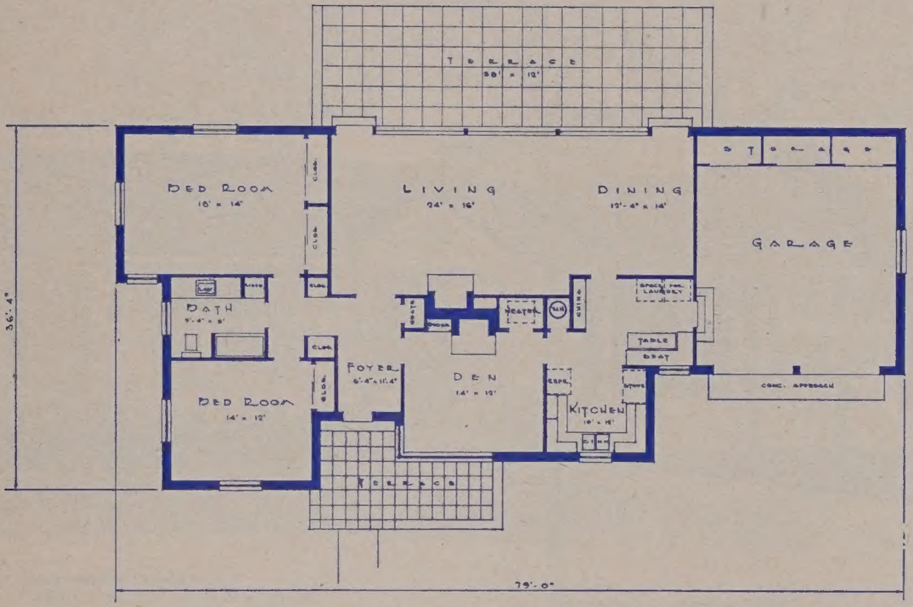
HERE is a house that is more than equal to the needs of almost any family. Does your family enjoy gardening? There are two picture windows overlooking lawn and garden. The window wall at the back of the house seems to bring the outdoors indoors, yet the location of the living area gives it complete privacy in spite of this expanse of glass.

Do you entertain often? The large living-dining area is made to order for parties, and the back terrace gives you a second living room.

Do you like quiet moments for relaxation or reading? The bedrooms are insulated from the rest of the house by walls of closets, and there is a cozy, well-lighted den that has a fireplace and bookshelves.

Do you want the utmost efficiency in a kitchen layout? This kitchen is U-shaped, one of the most convenient of all arrangements; it includes a breakfast nook and space for a laundry.

Do you want a house that is completely climate-wise? The wide overhang of the roof gives all-year protection from the weather. The placement of doors and windows provides excellent cross ventilation in summer. Central heating takes care of winter chill, and the two fireplaces add the friendly warmth of a wood fire.


TERRACE
28' x 12'
BED ROOM
16' x 14'
CLOS.
CLOS.
LIVING
24' x 16'
DINING
12'-4" x 14'
STORAGE
GARAGE
BATH
9'-4" x 8'
LAV
CLOS.
COATS
HEATER
CHINA
SPACE FOR LAUNDRY
TABLE
SEAT
FOYER
6'-4" x 11'-4"
DEN
14' x 12'
CLOS.
BED ROOM
14' x 12'
STOVE
KITCHEN
CONC. APPROACH
TERRACE
36'-4"
79'-0"

Area of House	1,831 square feet
Area of Garage	532 square feet
Area of Terraces	595 square feet

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, vertical wood siding and battens, and brick veneer wainscot.

Roof: Wood shingles.

Insulation: Over ceiling, blanket-type.

Windows: Steel casement, stock sizes.

Doors and Trim: Three-panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

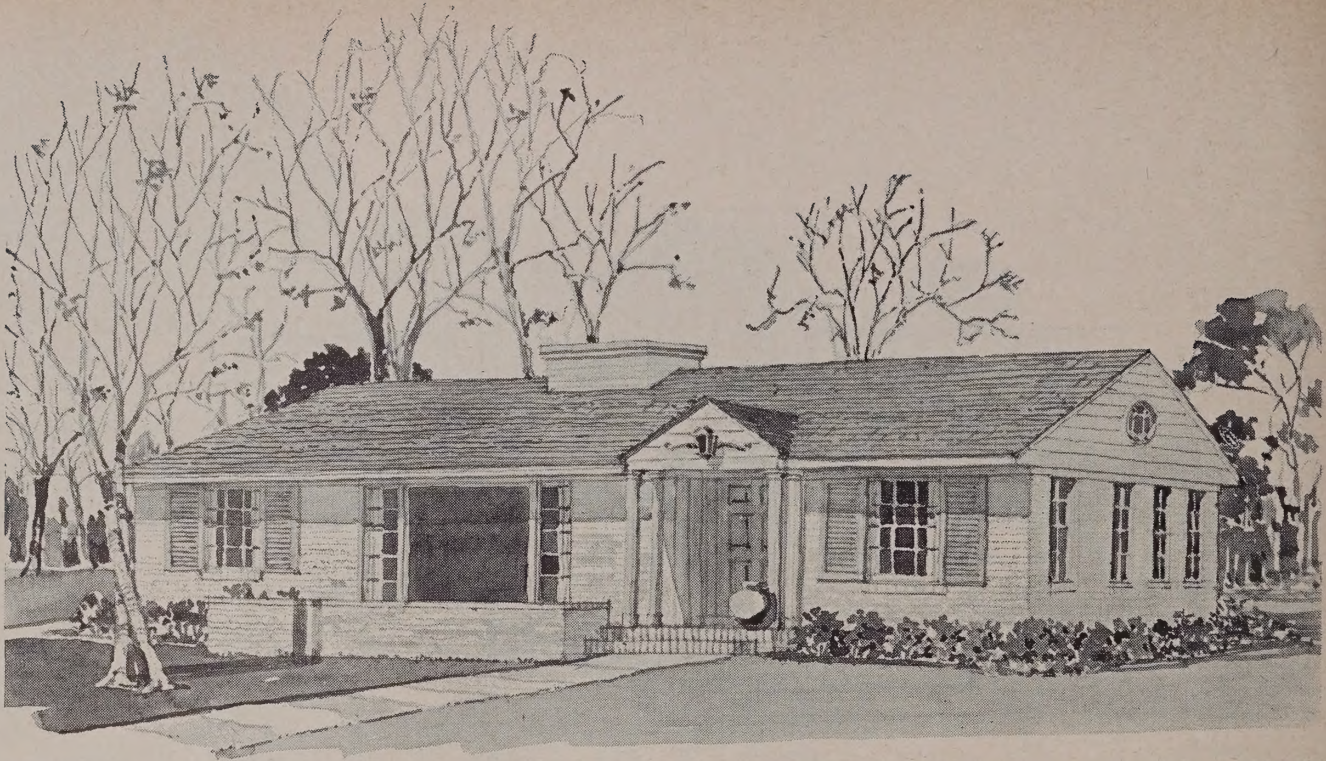
Hardware: Owner's selection.

Heating: Forced-air furnace with duct distribution to all rooms.

Fireplaces: Detailed to complement the house.

Wiring: To conform to National Board of Fire Underwriters' Code. Lighting fixtures to be selected by owner.

One to Grow On



2103-C

Complete plans and specifications, $15

DESIGNED to cut construction cost, this rectangular brick cottage is relieved of any feeling of boxiness by the inviting entrance—recessed to protect guests and key-hunters from rain or sun—and by the effective balance of door, windows and terrace.

The long living room is lighted by the picture window across the front. On the opposite wall is one opening of the double fireplace, one of the most interesting features of the entire plan. The fireplace also opens into the den, a highly versatile room which can be adapted to fit changing needs. For a family with small children, the den would make an ideal playroom because it enables the lady of the house to keep a watchful eye on the youngsters while she is busy in the kitchen. The cozy fireplace and good lighting make it equally suitable for an informal sitting room, library or sewing room. And because it has easy access to the hall closets and bath, it could be used as a third bedroom—on a full- or part-time basis.

The two bathrooms are placed side by side for economical plumbing installation, and their central location makes them easily accessible from all parts of the house.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Walls: Wood frame, faced with brick.

Roof: Wood shingles.

Porch: Concrete with cement topping.

Windows: Steel casement.

Doors and Trim: Three-panel doors with molded trim.

Floor Construction: Floors generally to be of oak, applied over subfloors and 15-pound felt. Floors in bathroom and kitchen to be of linoleum applied over pine and brought to the same level as hardwood floors.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tileboard wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Hardware: Owner's selection.

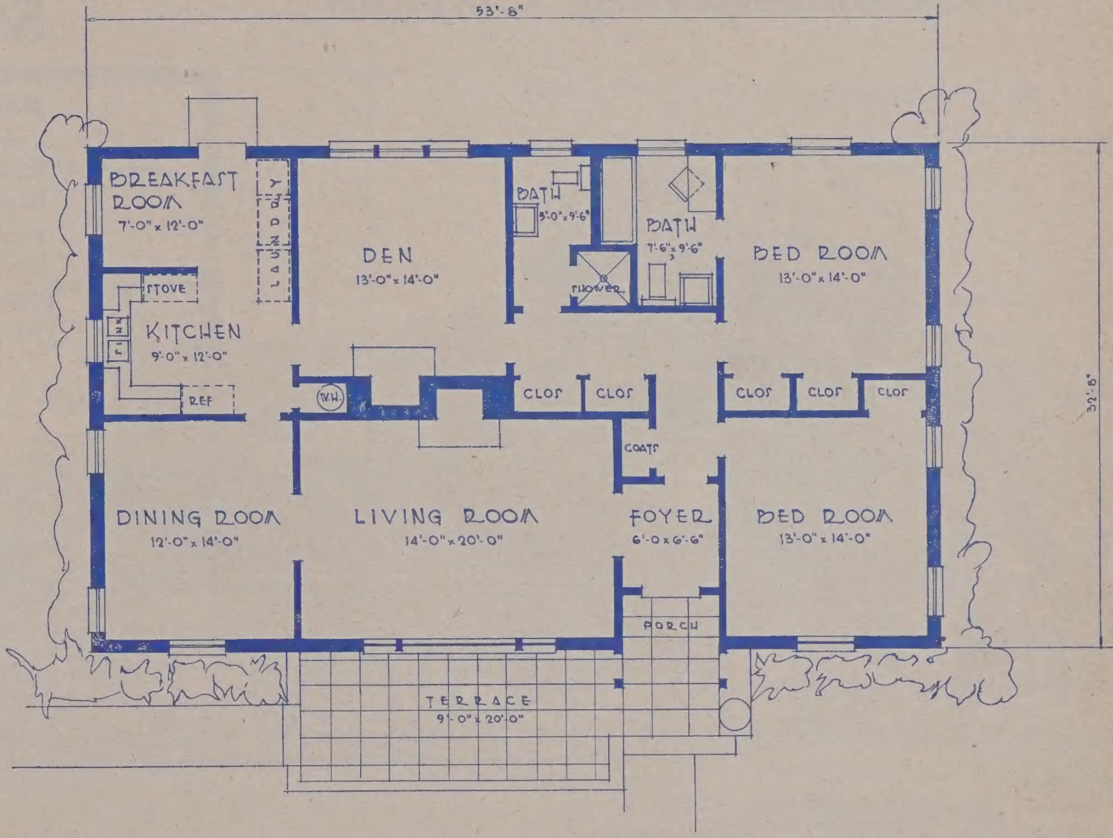
Heating: Floor furnace, and gas outlets for space heaters in each room.

Fireplaces: Detailed to complement the house.

Painting: Three coats exterior paint; four coats interior paint, or stained interior.

Plumbing: Porcelain enamel fixtures of owner's selection.

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection.


53'-8"
32'-8"
BREAKFAST ROOM
7'-0" x 12'-0"
LAUNDRY
STOVE
KITCHEN
9'-0" x 12'-0"
REF
DEN
13'-0" x 14'-0"
BATH
5'-0" x 9'-6"
SHOWER
BATH
7'-6" x 9'-6"
BED ROOM
13'-0" x 14'-0"
W.H.
CLOS
CLOS
CLOS
CLOS
CLOS
COATS
DINING ROOM
12'-0" x 14'-0"
LIVING ROOM
14'-0" x 20'-0"
FOYER
6'-0 x 6'-6"
BED ROOM
13'-0" x 14'-0"
PORCH
TERRACE
9'-0" x 20'-0"

Area..1,753 square feet

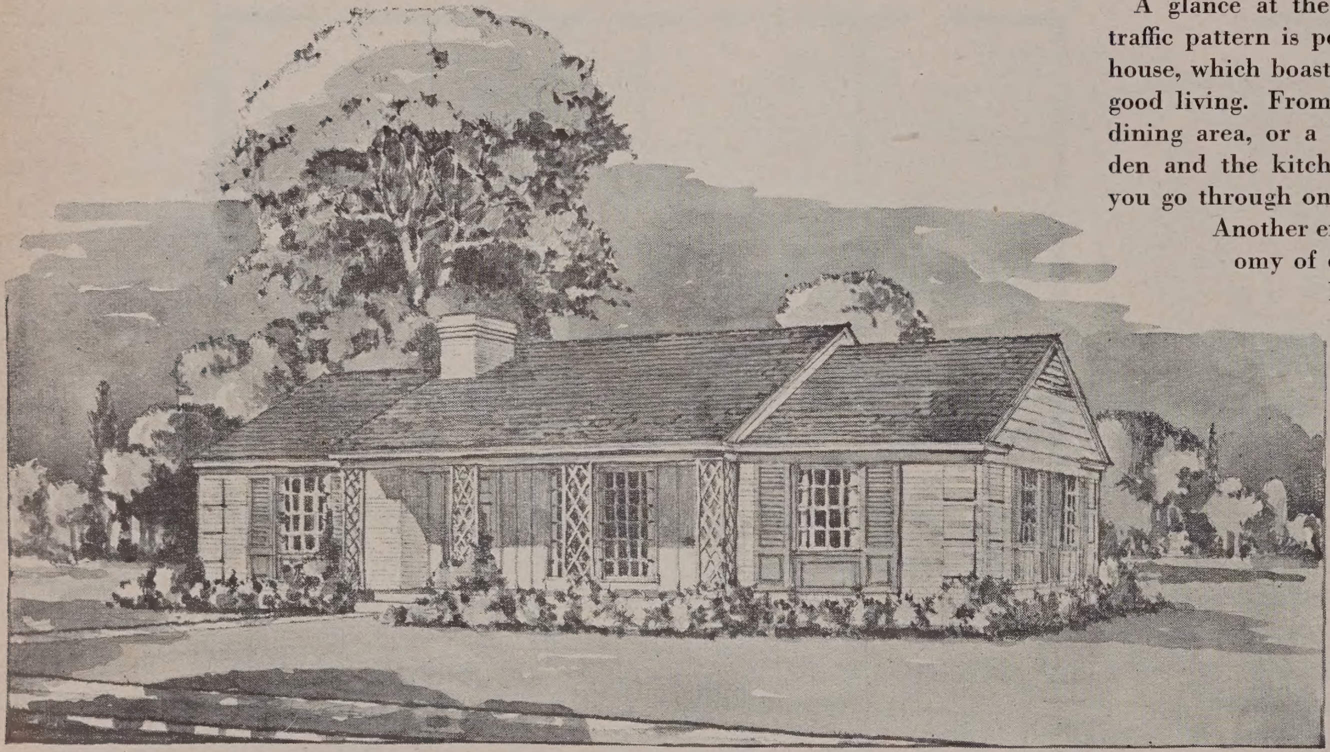
A Contemporary Colonial

SOUND modern planning makes the interior of this two-bedroom home a model of comfort and convenience, while the Colonial influence lends an atmosphere of tradition to the exterior.

A glance at the floor plan shows that an excellent traffic pattern is perhaps the outstanding virtue of this house, which boasts many of the features that make for good living. From the foyer one can enter the living-dining area, or a hall leading to the bedrooms, bath, den and the kitchen and utility area. Nowhere must you go through one room to get to another.

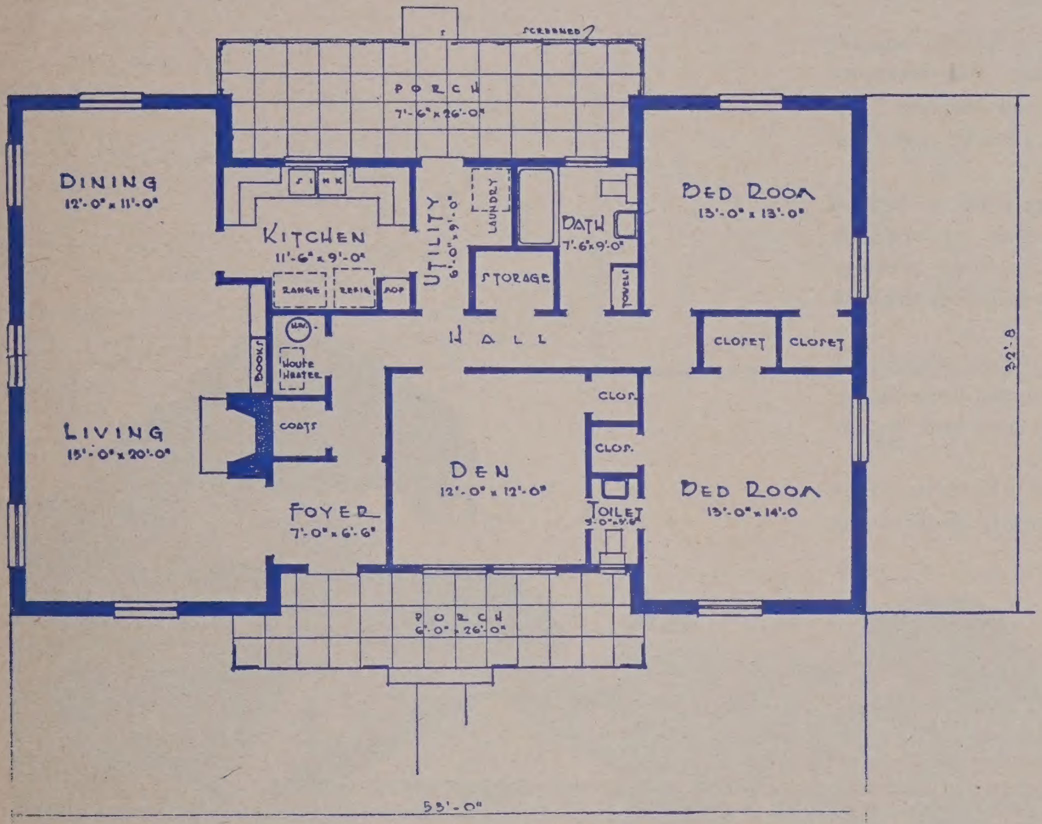
Another excellent feature of the plan is its economy of construction. For one thing, kitchen, laundry and bath are close together and the hot water and house heater are in a central location, reducing the cost of plumbing installation.

All rooms are of good size, have well-arranged storage facilities and provide ample wall space for good furniture arrangement. If yours is a three-bedroom family, or if you need a guest room, a closet and an adjoining lavatory make it possible to use the den as a bedroom.



2107-C

Complete plans and specifications, $15


SCREENED
PORCH
7'-6"x26'-0"
DINING
12'-0"x11'-0"
KITCHEN
11'-6"x9'-0"
RANGE
REFRIG
MOP
UTILITY
6'-0"x9'-0"
LAUNDRY
STORAGE
BATH
7'-6"x9'-0"
TOWELS
BED ROOM
13'-0"x13'-0"
HALL
BOOKS
HOUSE HEATER
COATS
CLOSET
CLOSET
CLOS.
CLOS.
LIVING
13'-0"x20'-0"
DEN
12'-0"x12'-0"
TOILET
3'-0"x4'-6"
BED ROOM
13'-0"x14'-0
FOYER
7'-0"x6'-6"
PORCH
6'-0"x26'-0"
32'-8
53'-0"

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Walls: Wood frame covered with wood sheathing, building paper, wood siding and brick veneer.

Roof: Wood shingles.

Windows: Wood, double-hung (stock sizes).

Doors and Trim: Six-panel Colonial doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath. Den to be knotty pine.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel fixtures of owner's selection.

Hardware: Owner's selection.

Heating: Forced-air furnace with duct distribution to all rooms.

Fireplace: Detailed to complement the house.

Wiring: To conform to National Board of Fire Underwriters' Code. Lighting fixtures to be selected by owner.

Area of House..................1,567 square feet
Area of Porches .... 325 square feet

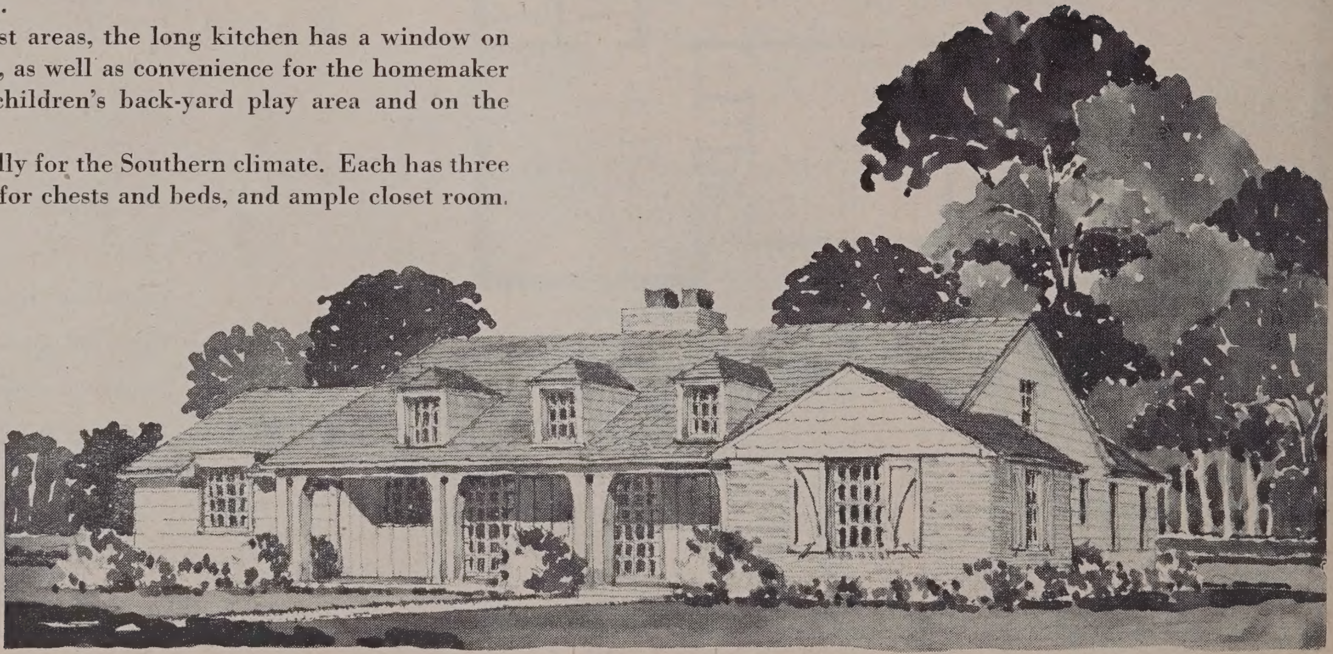
English, with an American Accent

THE wood shingles and siding and partial brick veneer give the exterior of this house a pleasant contrast of both color and texture. The lines are low and rambling, but the interior is arranged for maximum convenience. The house has the English charm that appeals to many Americans, plus the practical features that they value even more.

A foyer connects the bedroom and living wings. The living room is lighted by floor-length windows on the front, balanced by a fireplace on the opposite wall. An unusual amount of wall space insures flexibility of furniture arrangement. The wide doorway into the dining room affords cross ventilation through the living and dining room windows.

Divided into working and breakfast areas, the long kitchen has a window on each end to provide good ventilation, as well as convenience for the homemaker who wants to keep an eye on the children's back-yard play area and on the front approach to the house.

The bedrooms are designed especially for the Southern climate. Each has three exposures. There is good wall space for chests and beds, and ample closet room.



2106-C

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type; termite shields. Ventilated.

Exterior Walls: Wood shingles or siding on wood studs. Corner bedroom veneered with brick. Living room, kitchen and foyer exterior walls to be vertical V-jointed siding. Wood shingles to be stained Colonial white.

Roof: Wood shingles, stained to color selected by owner.

Blinds: Wood, slatted and permanently fastened to wall.

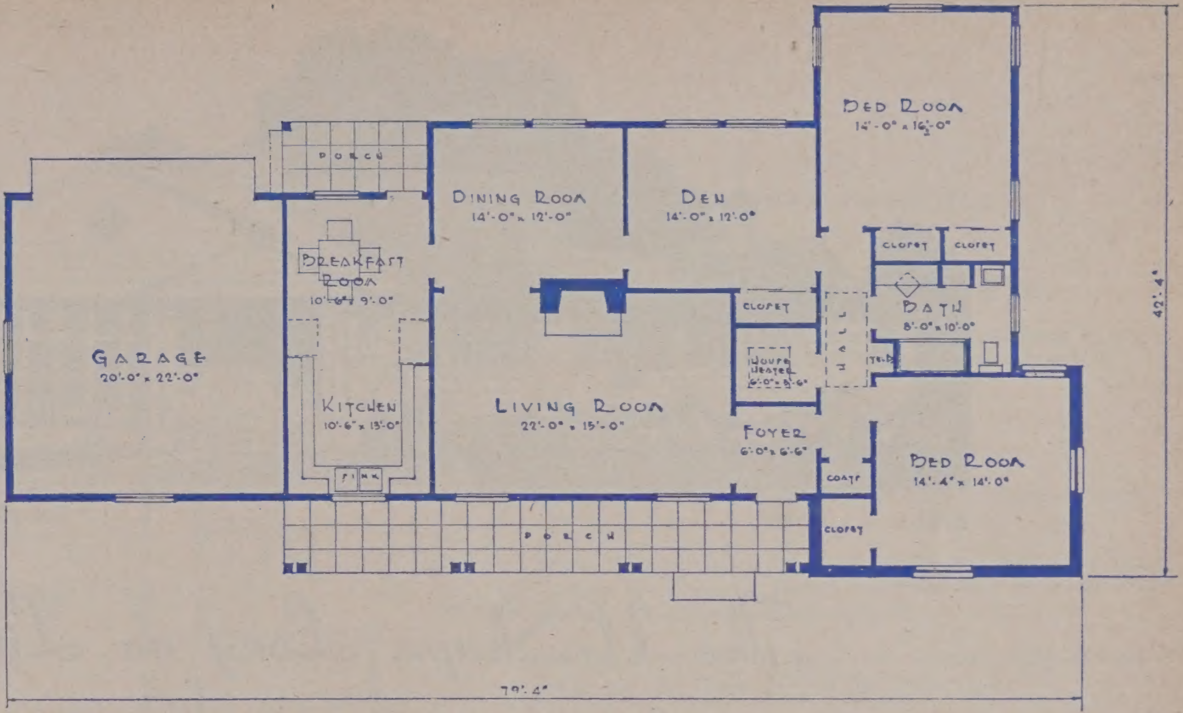
Floor Construction: Wood joists, subfloor, felt and oak finish, filled, shellacked and waxed. Kitchen and bathroom, linoleum cemented to pine floor.

Interior Walls: Generally to be of gypsum plastered board, to which is applied two coats of texture paint and then painted two coats of casein paint. Bathroom to have 4'-0" high linoleum wainscot, 6'-0" high over tub. Dining room 2'-6" high knotty pine wainscot to be painted to match other woodwork in room.

Fireplace: Brick facing and hearth with wood mantel and bookcases.

Plumbing: Modern fixtures, owner's selection. Shower over tub.

Hardware: Owner's selection.



Electrical Work: Outlets for all essential light fixtures and duplex convenience outlets for all generally used appliances. Lighting fixtures, owner's selection.

Painting: Three-coat work on exterior woodwork, except on exterior walls, which are to be shingles and stained with two coats of Colonial white stain. The roof shingles are to receive one coat of stain of color selected by owner. Three-coat work for all interior woodwork, except in kitchen and bath, where four coats are specified to provide an enamel finish. All interior walls and ceilings are to have two coats of lead and oil paint, except kitchen and bath, where walls and ceilings are to be enameled as specified for woodwork.

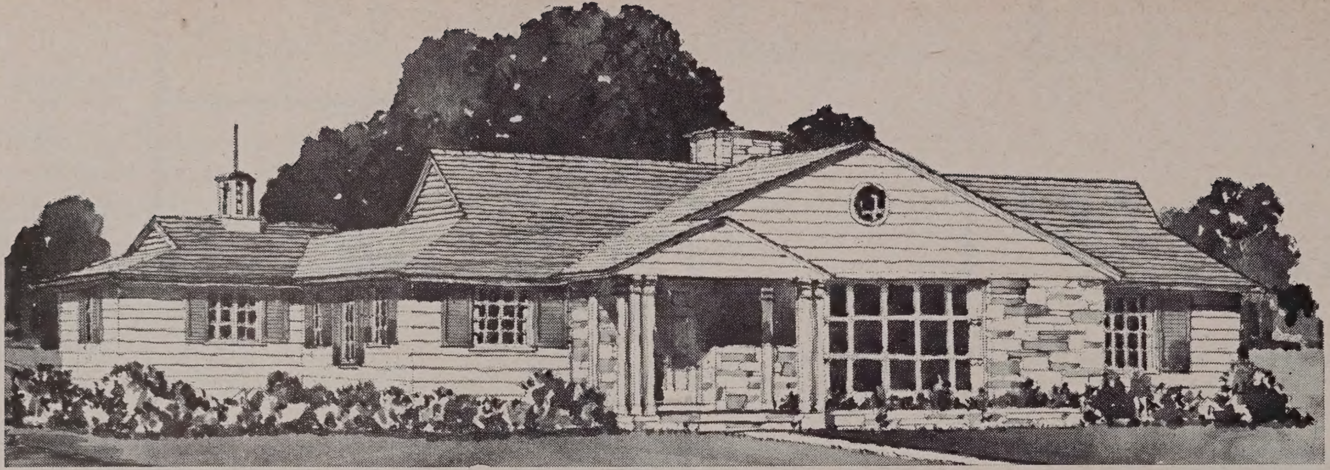
Porch Floors: Cement, hard troweled finish and marked off into squares to simulate tile.

Insulation: Bat-type insulation over ceiling rafters.

Accessories: Kitchen sink top, linoleum. Flush-panel doors on all cabinets. Towel and soiled linen closet in bathroom. Bath accessories, medicine case and gas wall heater in bathroom. Hot water storage-type heater in heater room.

Heating: Forced-air closet-type furnace, with metal ducts to all rooms.

Area of House	1,594 square feet, 6 inches
Area of Garage	477 square feet, 6 inches
Area of Porch	264 square feet, 6 inches



2108-C

Complete plans and specifications, $15

The U-Shape, Long on Livability

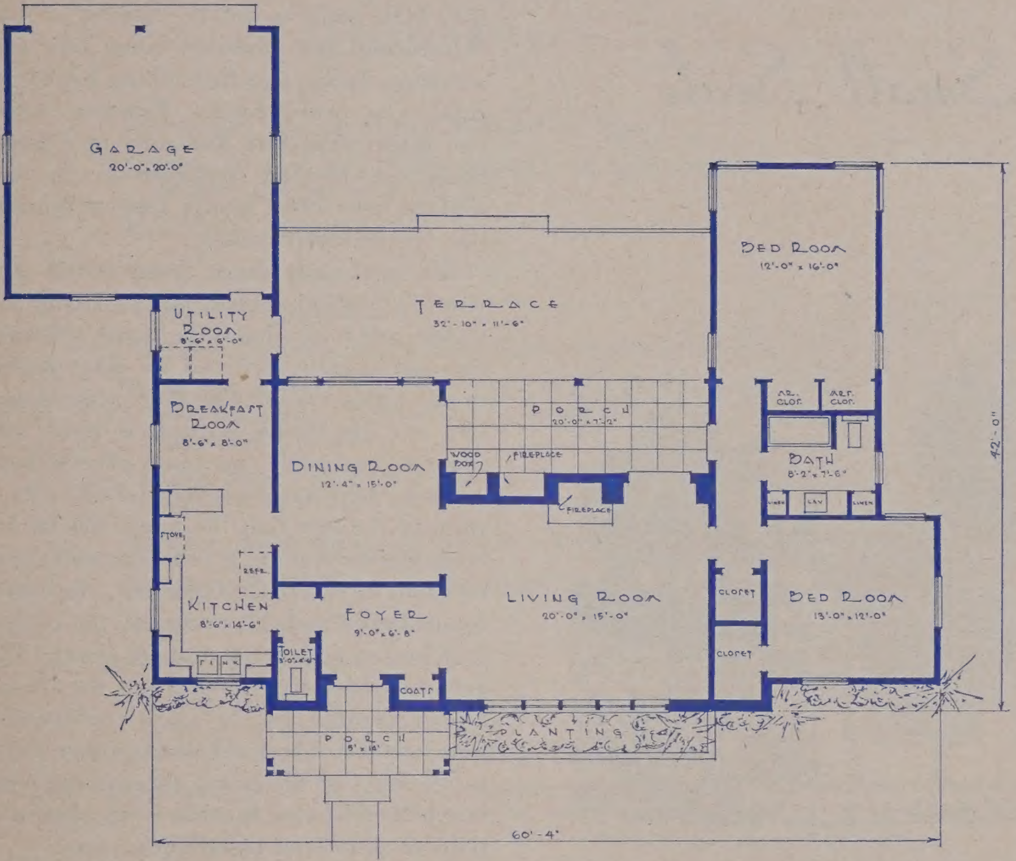
LIVING on an ordinary city lot presents serious problems to the family that loves outdoor activities and yet wishes to eat and play out of the view of neighbors and passers-by. One of the best solutions to this problem is the U-shaped house—with the open end of the U to the back of the lot—which is as livable outside as inside.

This plan has especially well-arranged facilities for open-air living, with a fireplace on a protected porch that opens onto a generous-sized and completely private terrace. The porch is conveniently reached from the dining room, living room and hall leading to the bedrooms.

Convenience is also the keynote of the interior. The foyer opens into both the kitchen and living room. The large living room concentrates much of the house's floor area where you need it most, and French doors connect both the living room and dining room with the porch.

The bedrooms have three exposures—giving them good light and cross-ventilation—yet there is sufficient wall space to arrange furniture without crowding. Ample closet space is provided in the bedrooms, and there is a storage closet in the hall. The bath has its own closets for linen storage. The kitchen has a generous amount of cabinet space, and there is a good-sized utility room for your laundry equipment or additional storage units.

The exterior of the house combines wood siding with stone veneer for an interesting effect. The attached garage faces the back, and is so designed that it does not look like a garage from the front, increasing the apparent size of the house.


GARAGE
20'-0" x 20'-0"
TERRACE
32'-10" x 11'-6"
BED ROOM
12'-0" x 16'-0"
UTILITY ROOM
8'-6" x 8'-0"
BREAKFAST ROOM
8'-6" x 8'-0"
PORCH
20'-0" x 7'-2"
DINING ROOM
12'-4" x 15'-0"
WOOD BOX
FIREPLACE
FIREPLACE
AR. CLOT.
AR. CLOT.
BATH
8'-2" x 7'-6"
LINEN
LAV
LINEN
STOVE
REFR.
KITCHEN
8'-6" x 14'-6"
FOYER
9'-0" x 6'-8"
LIVING ROOM
20'-0" x 15'-0"
CLOSET
CLOSET
BED ROOM
13'-0" x 12'-0"
TOILET
COATS
PORCH
8' x 18'
PLANTING
60'-4"
42'-0"

Area of House	1,742 square feet
Area of Porches	212 square feet
Area of Garage	437 square feet

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Walls: Wood frame covered with wood sheathing, building paper, wood siding and stone veneer where indicated.

Roof: Wood shingles.

Windows: Wood, double-hung (stock sizes).

Doors and Trim: Six-panel Colonial doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floors. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel fixtures of owner's selection.

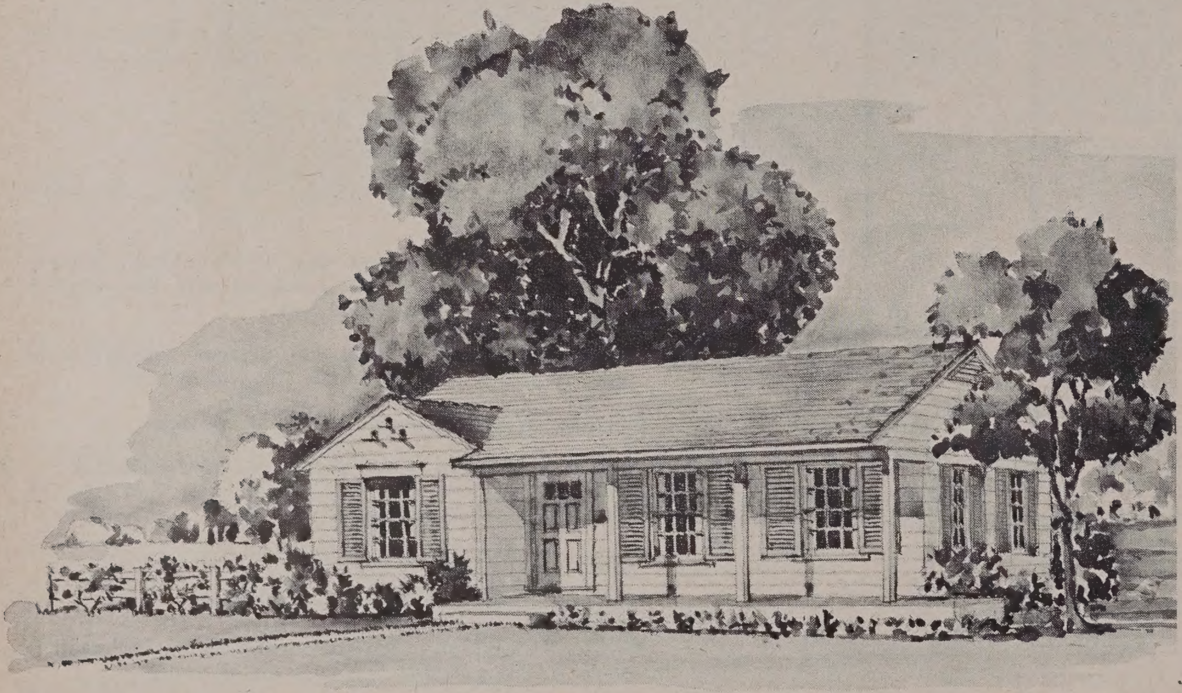
Hardware: Owner's selection.

Heating: Gas-fired space heaters.

Fireplace: Detailed to complement the house.

Wiring: To conform to National Board of Fire Underwriters' code. Lighting fixtures to be selected by owner.

Smart Planning on a Small Scale



2109-C

IF YOU want to get the utmost in convenience and livability from your construction dollar, this little house has everything you could desire. Features which you might expect to find only in a larger house are cleverly arranged in an area slightly over 1,000 square feet—a popular size for the small budget.

The unusually large front porch provides a well-protected and inviting entrance, and it also lends the house a distinction not usually achieved by other homes in this price range. The floor plan is well laid out, the traffic pattern is good, and space is used with maximum effectiveness.

Each room has cross-ventilation; yet, in spite of the fact that the house has twelve large windows, there is sufficient wall space for good furniture arrangement. Both bedrooms have ample closet space; the central hall has an additional storage closet. The generous-sized living room has the dining alcove favored by so many prospective homeowners. The kitchen has quick access to all areas of the house through the central hall. The fact that the bath adjoins it reduces plumbing installation costs.

One of the best features of this plan is its ability to grow with the family. It can easily be expanded to include three bedrooms. Also, a garage with an attached breezeway may be added.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper and wood siding.

Roof: Wood shingles.

Porch: Concrete with cement topping.

Windows: Wood, stock sizes.

Doors and Trim: Six-panel Colonial doors with molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floors. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

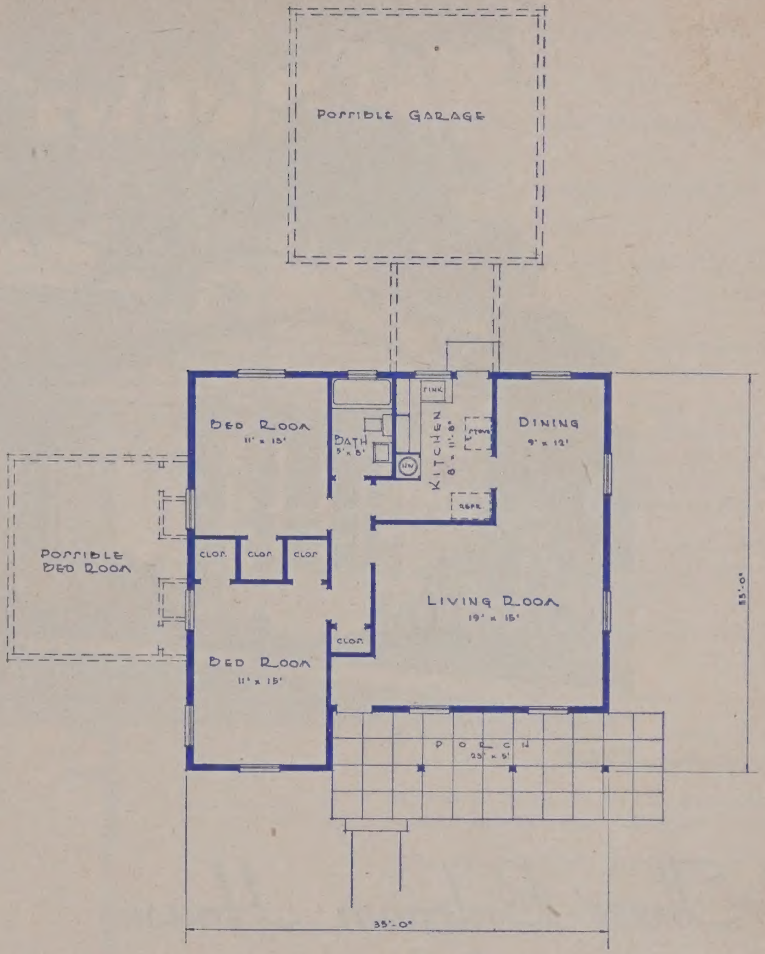
Hardware: Owner's selection.

Heating: Gas-fired space heaters.

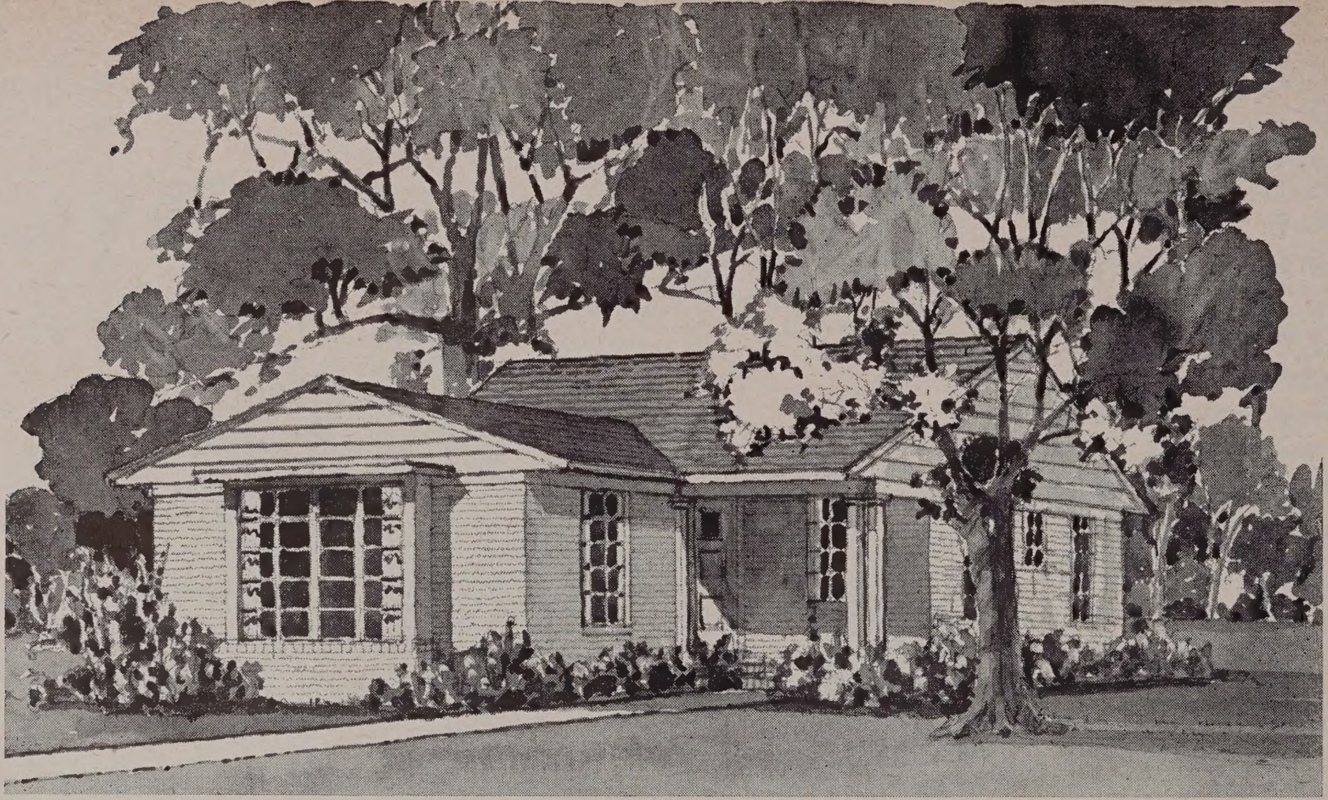
Painting: Painted or stained outside trim and wood siding. Oil paint on interior walls with enamel in kitchen and bath. Windows, doors and inside trim, enamel. Colors, owner's selection.

Electric Wiring: To meet local building and fire regulations. Lighting fixtures to be selected by the owner.

Area of House....................	1,040 square feet
Area of Porch	115 square feet



POSSIBLE GARAGE
BED ROOM
11' x 15'
BATH
5' x 8'
SINK
KITCHEN
8' x 11'-6"
STOVE
HW
REFR.
DINING
9' x 12'
POSSIBLE
BED ROOM
CLOS.
CLOS
CLOS
LIVING ROOM
19' x 15'
CLOS.
BED ROOM
11' x 15'
PORCH
23' x 5'
35'-0"
35'-0"



2102-C

Complete plans and specifications, $15

A Three-Bedroom House for a Fifty-foot Lot

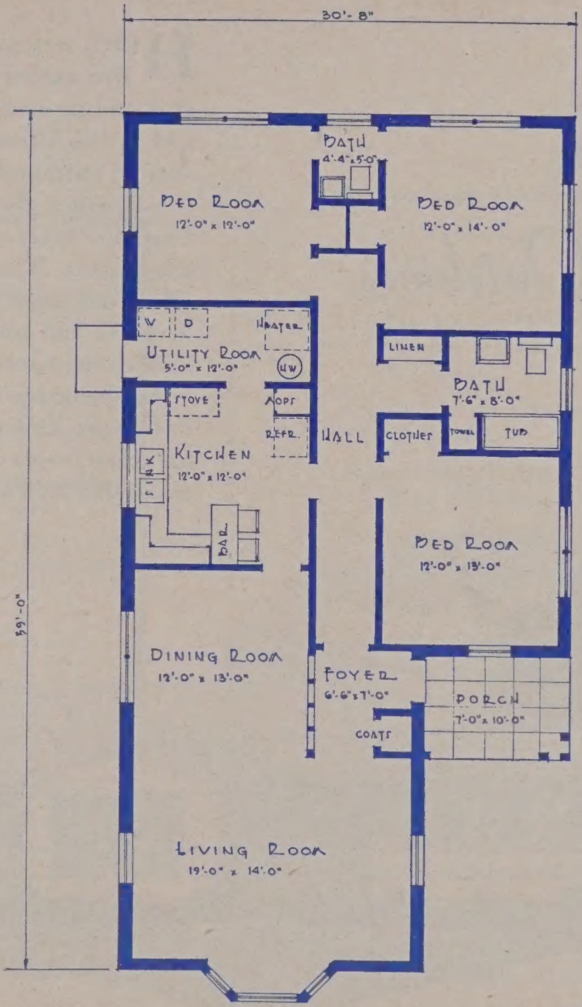
FOR people who like privacy, and want it in a cottage, this plan is a find. The front door opens into a foyer, which is separated from the living room by a coat closet and from the dining room by a partial partition. A hall opening off the foyer makes it possible to reach the kitchen and each of the three bedrooms without going through any other rooms.

Unusually large for a small house, the living room gains extra footage from the generous bay window in the front wall. A further feeling of spaciousness is provided by the open arrangement of the living and dining rooms.

The basic kitchen equipment is arranged in a modified U, with a bar at one end of the cabinets for serving snacks or writing out grocery lists. The service door opens into a utility room, which houses washing and drying equipment as well as a central heating unit and a hot water heater.

Each of the three bedrooms has a large closet and windows on two walls for cross-ventilation. The bathroom is accessible from the hall, and a half bath is conveniently located between two of the bedrooms. Opening into the hall is a generous linen closet, built wide and shallow so the housewife can get to the sheets without having to reach over the pillowcases. The bathroom has a towel closet of its own. Adding an air of hospitality to the house, the entrance porch provides shelter for people entering or leaving the house and increases the effect of privacy in the front bedroom.

Area of House..................1,609 square feet


30'-8"
39'-0"
BATH
4'-4"x5'-0"
BED ROOM
12'-0" x 12'-0"
BED ROOM
12'-0" x 14'-0"
W
D
HEATER
UTILITY ROOM
5'-0" x 12'-0"
HW
STOVE
MOPS
REFR.
KITCHEN
12'-0" x 12'-0"
SINK
BAR
HALL
LINEN
BATH
7'-6" x 8'-0"
CLOTHES
TOWEL
TUB
BED ROOM
12'-0" x 13'-0"
DINING ROOM
12'-0" x 13'-0"
FOYER
6'-6"x7'-0"
COATS
PORCH
7'-0"x10'-0"
LIVING ROOM
19'-0" x 14'-0"

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Walls: Wood frame, faced with brick.

Roof: Wood shingles.

Porch: Concrete with cement topping.

Windows: Steel casement.

Doors and Trim: Three-panel doors with molded trim. Front door to detail.

Floor Construction: Floors generally to be of oak, applied over subfloors and 15-pound felt. Floors in bathrooms and kitchen to be of linoleum applied over pine and brought to the same level as hardwood floors.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tileboard wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Hardware: Owner's selection.

Heating: Central heating system, and gas outlets for space heaters in each room.

Painting: Three coats exterior paint, four coats interior paint; or stained interior.

Plumbing: Porcelain enamel, owner's selection.

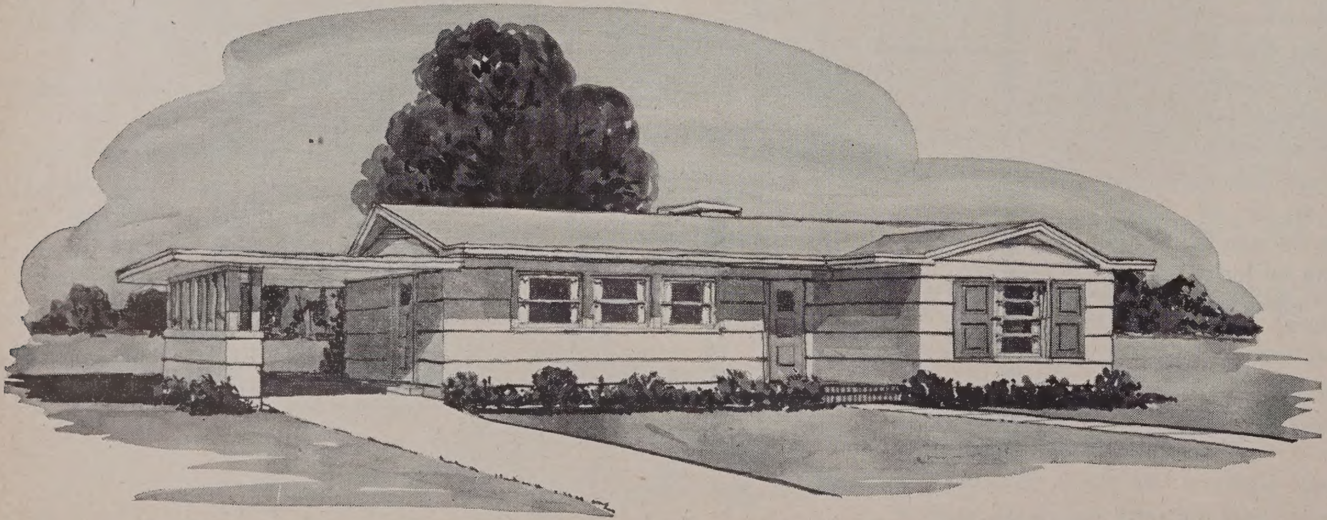
Electric Wiring: To meet local building and fire regulations. Lighting fixtures, owner's selection.

A Little House Big as All Outdoors

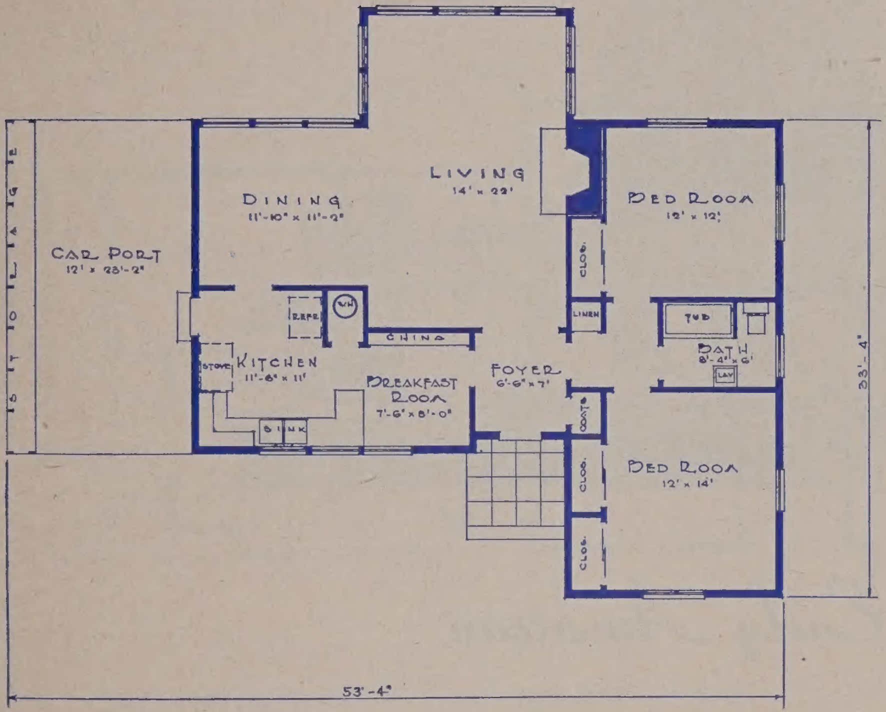
HERE is a plan that's really out of the ordinary, with its distinctive exterior of redwood plywood siding, its extensive window area and its exceptionally convenient room arrangement. Wide eaves add to the attractiveness of the house, while a car port shelters the outside entrance and provides storage space for tools.

You enter the house through a foyer with a handy coat closet. From the foyer you can reach any part of the house without crossing other areas. The spacious living-dining room overlooking the garden offers countless possibilities for conversational groupings with its fireplace and picture windows. Since these window walls are at the back of the house, neighbors and passers-by can't invade your privacy.

The bedroom wing is well separated from the rest of the house and has ample closet space. The compact kitchen is U-shaped, and the breakfast room has a large built-in china cabinet. Three windows make this area bright and cheerful.



2115-C


LIVING
14' x 22'
DINING
11'-10" x 11'-2"
CAR PORT
12' x 23'-2"
BED ROOM
12' x 12'
CLOS.
LINEN
REFR.
WH
CHINA
STOVE
KITCHEN
11'-6" x 11'
BREAKFAST ROOM
7'-6" x 8'-0"
FOYER
6'-6" x 7'
TUB
BATH
8'-4" x 6'
LAV
COATS
SINK
BED ROOM
12' x 14'
CLOS.
CLOS.
33'-4"
53'-4"

Area of House....................1,208 square feet
Area of Car Port................ 286 square feet

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type.

Roof: Wood frame to details, covered with wood sheathing and composition roof.

Exterior Walls: Wood studs, storm sheathing, 15-pound felt, Redwood Marine Plywood ¾-inch thick laid like siding, about 24 inches to the weather; ½-inch thick gypsum wallboard on walls and ceilings.

Interior Walls: 2x4-inch studs with ½-inch thick gypsum wallboard on both sides.

Floor Construction: Wood joists, subfloor and finished oak floor. Tile in bath; linoleum in kitchen and breakfast room.

Insulation: Bat insulation over ceiling joists.

Fireplace: Wood-burning, designed to complement the house; brick facing, fire-brick lining with built-in cast-iron damper.

Windows: Toxic-treated wood sash and frames; stock type with full-length screens.

Doors: Three-panel, stock type and size.

Plumbing: Porcelain enamel cast-iron fixtures, owner's selection.

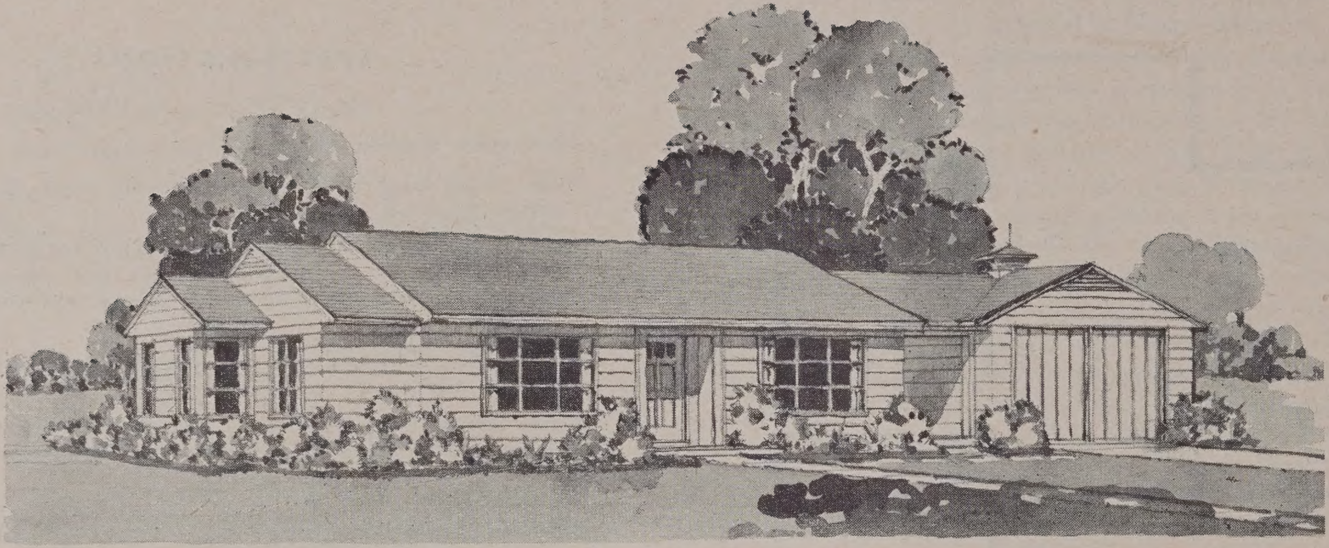
Heating: Floor furnace.

Painting: Three coats lead and oil paint on exterior. Interior, three coats paint over textured surface treatment; four coats enamel in kitchen and bathroom.

Wiring: To conform to National Underwriters' code. Owner to select lighting fixtures.

Cabinets: Clothes closets in bedrooms to have sliding doors.

Hardware: To be selected by owner.



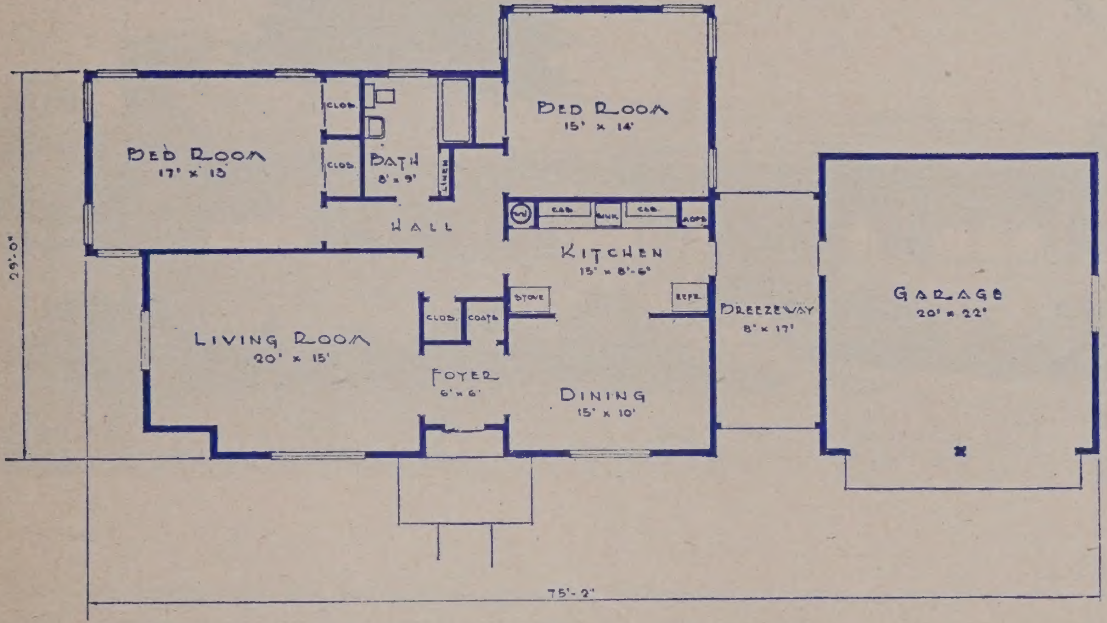
2110-C

Twentieth Century Early American

THIS contemporary version of the Cape Cod cottage incorporates the advantages of modern planning while retaining the dignified simplicity to which the traditional version owes its charm. The family selecting this plan should never feel cramped for living space, for the rooms are larger than those of the average five-room house, and there is an abundance of closets.

Light and ventilation are well taken care of by a generous number of large windows (each of the bedrooms has three exposures) carefully placed to leave plenty of room for good furniture arrangement. A recessed entrance and a breezeway to the garage provide protection from inclement weather.

The foyer opens into both the living room and the dining-kitchen area, and the central hall connects all rooms. The bathroom is centrally located, the kitchen compactly arranged. The dining area is as convenient as the customary breakfast room, yet it is large enough for formal dining.



BED ROOM
17' x 13'
CLOS.
CLOS.
BATH
8' x 9'
LINEN
BED ROOM
15' x 14'
HALL
W
CAB.
SINK
CAB.
MOPS
KITCHEN
15' x 8'-6"
STOVE
REFR.
CLOS.
COATS
LIVING ROOM
20' x 15'
FOYER
6' x 6'
DINING
15' x 10'
BREEZEWAY
8' x 17'
GARAGE
20' x 22'
29'-0"
75'-2"

Area of House	1,340 square feet
Area of Breezeway	136 square feet
Area of Garage	473 square feet

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper and wood siding.

Roof: Composition shingles.

Porch: Concrete with cement topping.

Windows: Aluminum-awning type, stock sizes.

Doors and Trim: Six-panel Colonial doors with molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floors. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

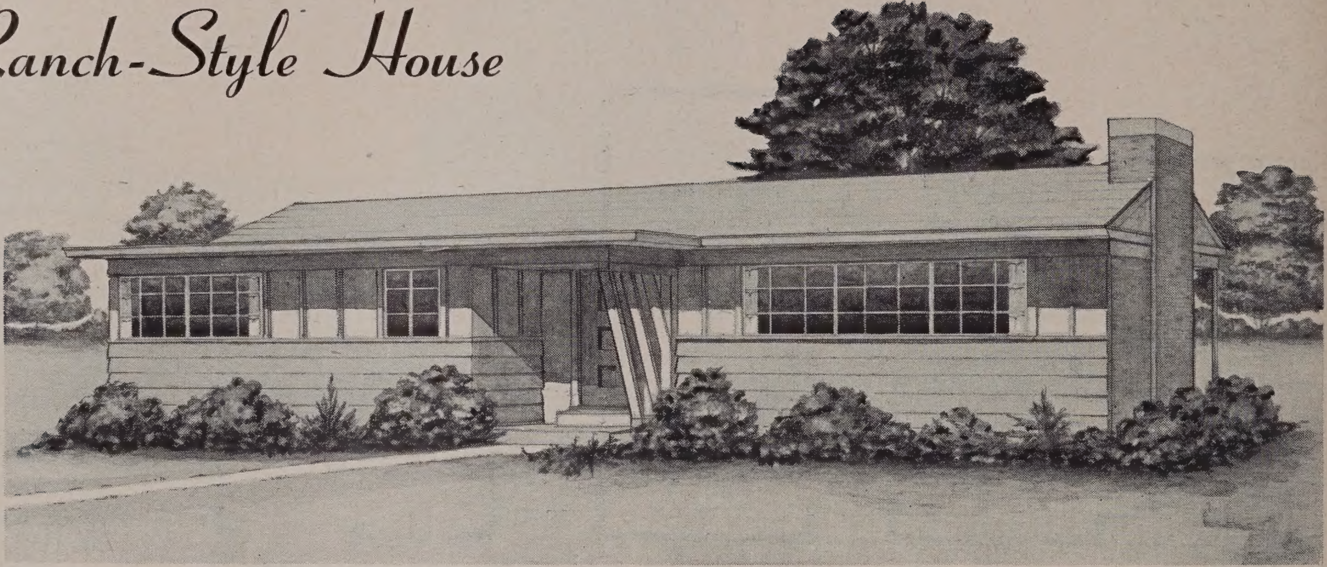
Plumbing: Porcelain enamel fixtures of owner's selection.

Hardware: Owner's selection.

Heating: Gas-fired space heaters.

Painting: Painted or stained outside trim and wood siding. Oil paint on interior walls, with enamel in kitchen and bath. Windows, doors and inside trim, enamel. Colors, owner's selection.

New Face for an Old Friend— the Ranch-Style House

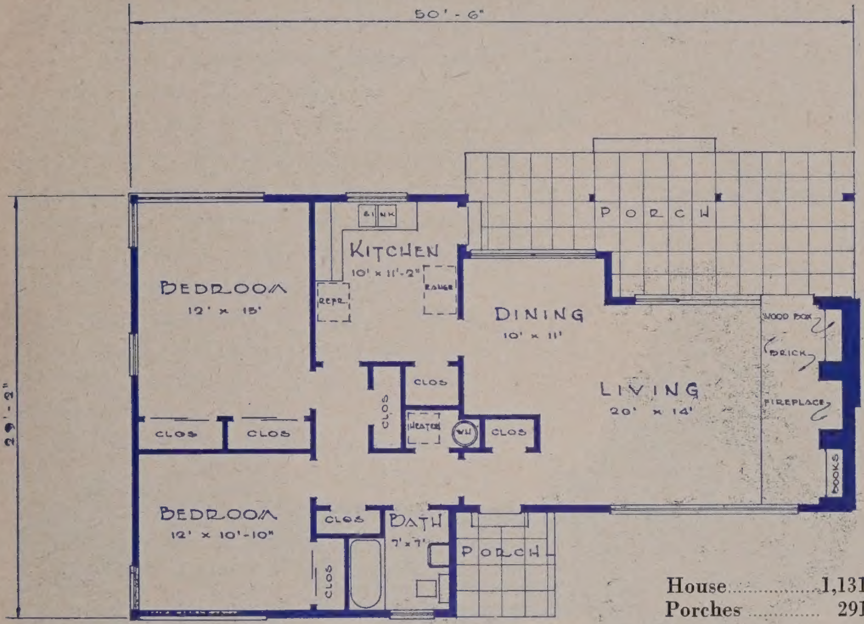


2117-C

IN RECENT years the ranch-type house has firmly established itself as one of the South's most popular and adaptable styles of architecture. The friendly informality of its exterior makes it equally at home in town or country, and experience has proved the livability of its spread-out floor plan.

Here is a plan which strikes a new note in exterior treatment of the ranch-style house. It retains much of the character of the original, yet has the neatness and simplicity of modern design. To achieve greater privacy and an unusually well-balanced appearance, it places small windows on the front elevation. The large windows are located at the back overlooking the garden.

A glance at the floor plan shows that this house was designed for easy management. The entrance foyer and hall provide ready access to the bedroom wing and the service and living areas. The bathroom is convenient to all parts of the house, and the kitchen, which has a large pantry, is centrally located.



House	1,131 square feet
Porches	291 square feet

The living-dining room and the adjoining porch—reached from doors in both the kitchen and the living room—are made to order for entertaining. The two window walls make one room seem like a continuation of the other, and together they provide an exceptionally large living area for a house of this size.

The focal point of the living room is the brick fireplace which, with a bookcase on one side and a woodbox on the other, takes up an entire wall. Adding importance to this end of the room is the large brick-paved area in front of the fireplace wall.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper and wood siding.

Roof: Fifteen-year, double-coverage, mineral-surface roll roofing.

Porch: Concrete, with cement topping marked off into tile squares.

Windows: Steel residence casements, stock sizes except picture window in living room, which is to be built to detail.

Doors and Trim: Flush-panel doors with plain trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen; tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Fireplace: Brick, wood-burning, designed to complement the house.

Plumbing: Porcelain enamel, owner's selection.

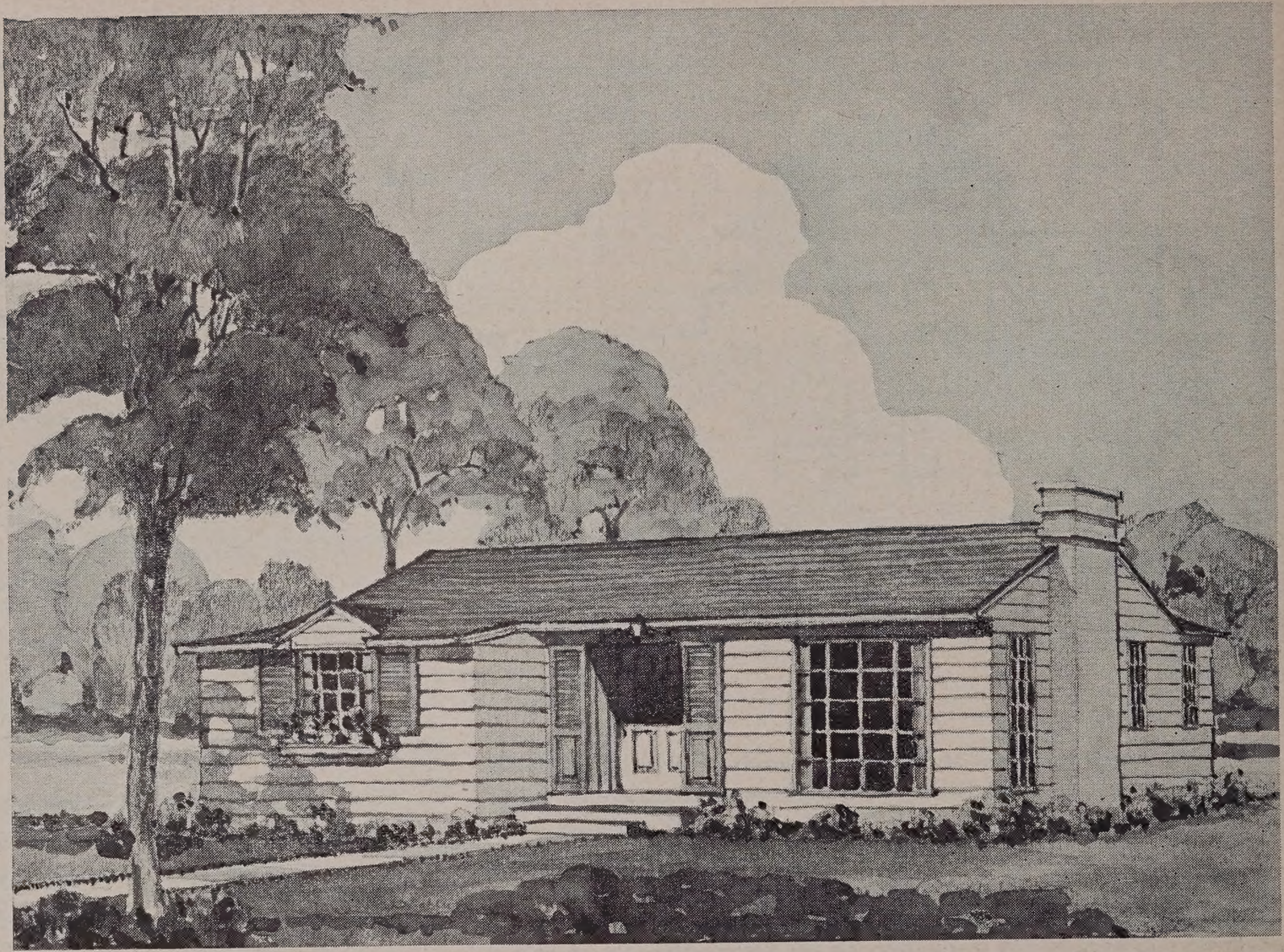
Hardware: Owner's selection.

Heating: Central heating, gas-fired furnace.

Painting: Painted or stained outside trim and wood siding. Oil paint on interior walls, with enamel in kitchen and bath. Windows, doors, and inside trim, enamel. Colors, owner's selection.

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection.

Little House Figures, Big House Features



2105-C

Complete plans and specifications, $15

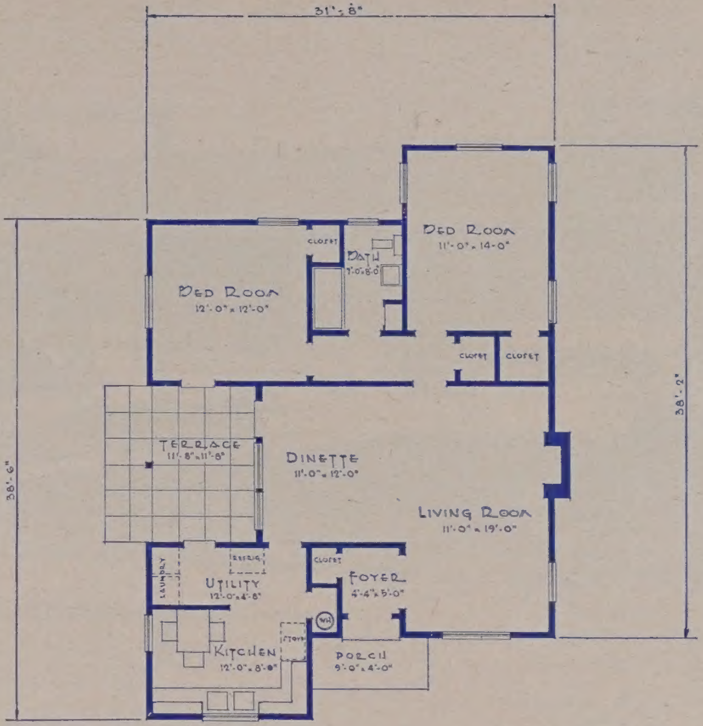
THIS pleasant two-bedroom cottage combines economy and convenience for the small family, with many of the extras usually found only in larger homes.

The recessed front entrance opens into a foyer, which is provided with a coat closet. The spacious living-dining area has windows on three walls to insure good ventilation. A well-placed fireplace adds to the attractiveness and comfort of the L-shaped room, and still leaves enough space for that inevitable large piece of wall furniture.

The kitchen is placed at the front of the house. A portion of it is partitioned off to serve as a laundry room, but there is an ample passageway from the kitchen proper to the terrace for ease in serving outdoor meals.

The covered terrace can be used almost the year round in the South. With entrances from the dining room, a bedroom and the utility room, it is centrally located both for convenience and privacy.

Located at the back of the house, away from the noise of household operation, are the bedrooms, each with triple exposure. The two bedrooms and the centrally located bath are connected by a hall which opens into the living room.



Area of House	1,071 square feet
Area of Terrace	101 square feet

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Walls: Wood frame covered with wood sheathing, building paper and wood siding.

Roof: Wood shingles.

Porches: Concrete with cement topping.

Windows: Wood, stock sizes except picture window in living room, which is to be built to detail.

Doors and Trim: Paneled Colonial doors with molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

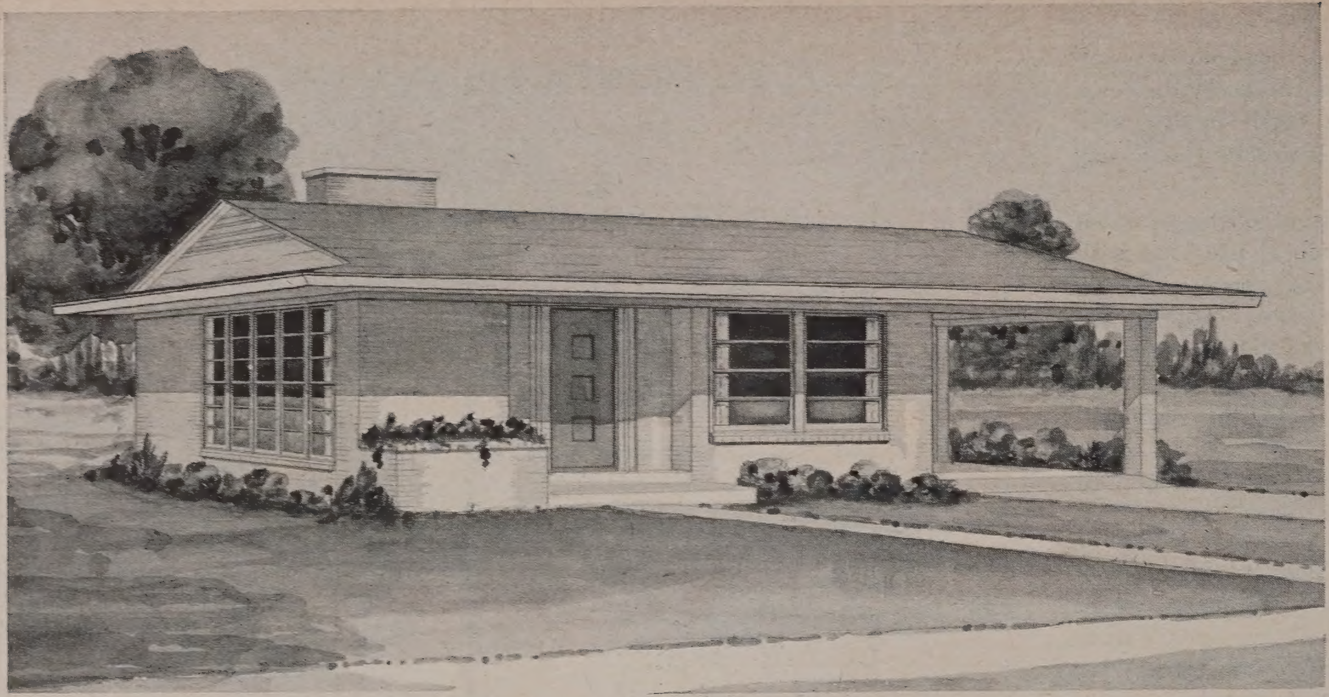
Hardware: Owner's selection.

Fireplace: Detailed to complement the house.

Heating: Gas-fired, vented floor furnace.

Painting: Painted or stained outside trim and wood siding. Casein paint on interior walls with enamel in kitchen and bath. Windows, doors and inside trim, enamel. Colors, owner's selection.

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection.

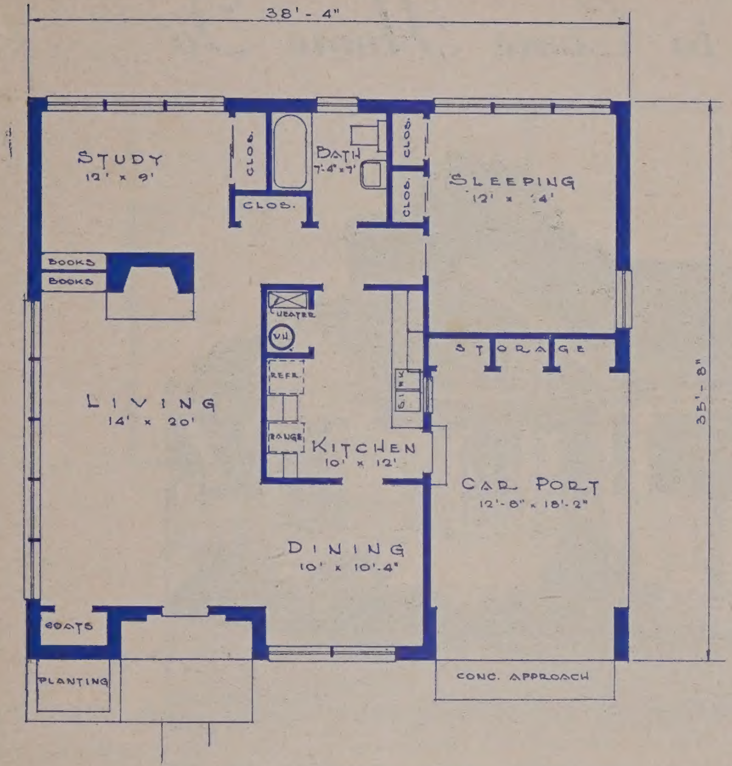


2116-C

Simple Modern for a Southern Setting

THE large window area and wide, sheltering roof of this modern brick help to keep it cool during the summer. Yet the house is snug in winter, too, with its friendly wood-burning fireplace in addition to its gas-burning floor furnace.

Although it has a relatively small floor area—1,117 square feet—this plan is arranged so that normal family activities can be carried on without conflict or confusion. The kitchen is centrally located and has a window and door opening into the car port. Walls of closets keep the bedroom quiet and private. The study is convenient to the bathroom and has a large closet, so it can double as a guest room or nursery. The placement of the dining area separates it from the living room almost as effectively as a partition, yet it does not sacrifice the open effect and


38'-4"
STUDY
12' x 9'
CLOS.
CLOS.
BATH
7'-4" x 7'
CLOS.
CLOS.
SLEEPING
12' x 14'
BOOKS
BOOKS
HEATER
W.H.
REFR.
RANGE
KITCHEN
10' x 12'
LIVING
14' x 20'
STORAGE
CAR PORT
12'-8" x 18'-2"
DINING
10' x 10'-4"
COATS
PLANTING
CONC. APPROACH
35'-8"

added spaciousness that come from combining the living and dining areas.

There is a generous amount of storage space, with a coat closet near the entrance, twin closets in the bedroom, a closet in the study, a roomy hall closet, and a storage wall in the car port for garden tools and other equipment.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding and brick veneer.

Roof: Composition shingles, 210-pound.

Insulation: Over ceiling; blanket type.

Windows: Wood, double-hung; stock sizes.

Doors and Trim: Three-panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

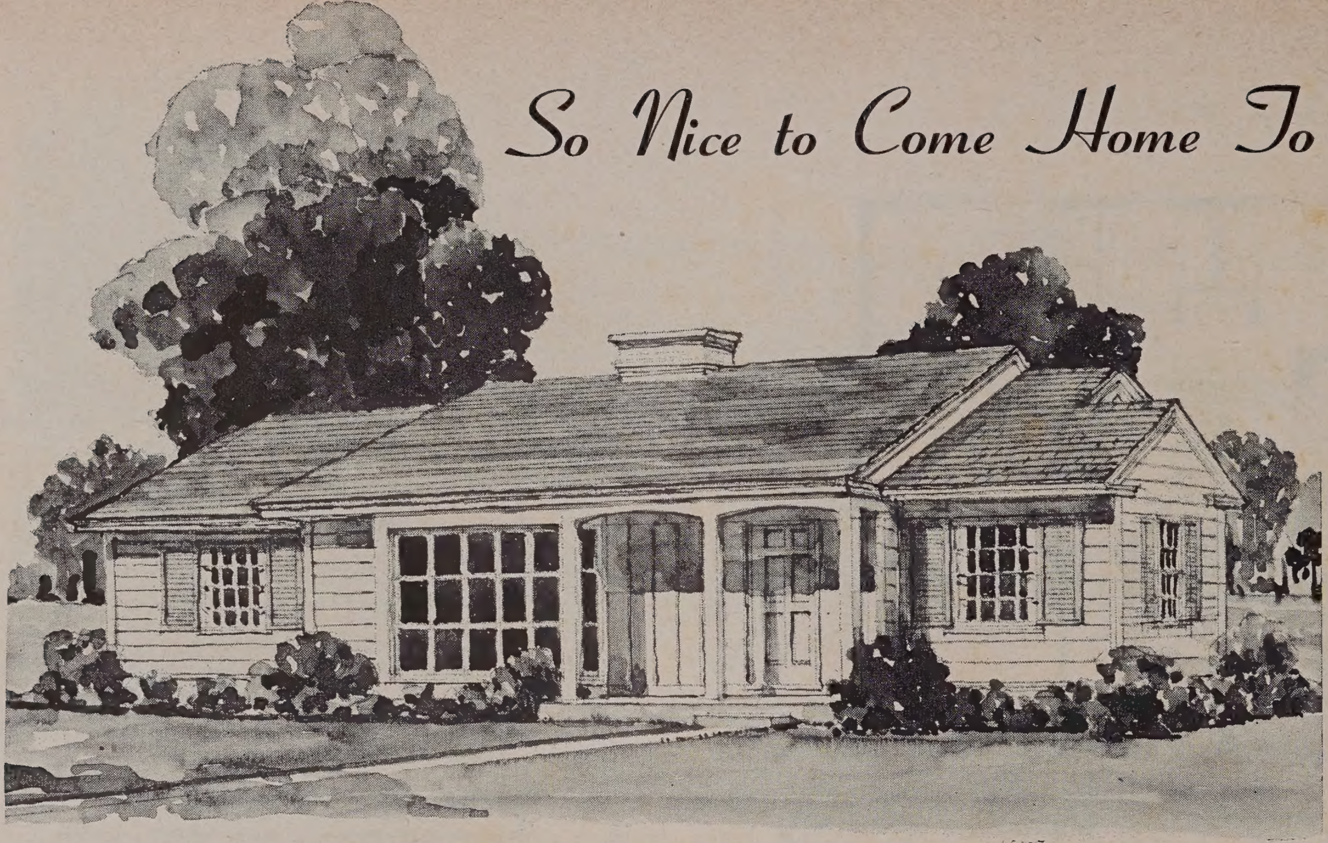
Heating: Gas-burning floor furnace.

Fireplace: Wood-burning fireplace, detailed to complement the house.

Wiring: To conform to National Board of Fire Underwriters' code. Lighting fixtures to be selected by owner.

Area of House	1,117 square feet
Area of Car Port	229 square feet

So Nice to Come Home To



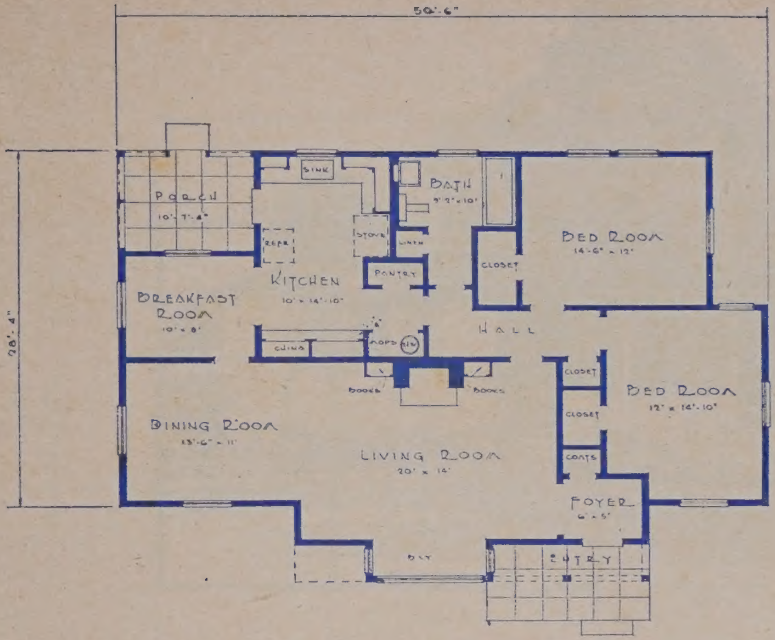
2111-C

Complete plans and specifications, $15

HERE is a home with heartwarming qualities and real character. Much of its charm comes from the easy look of hospitality it presents from the outside—a look gained from its picture window, protected entrance and the low sweep of overhanging eaves. Vertical and horizontal wood siding provide contrast, and shutters add a note of color.

This same simplicity of detail and air of informality are apparent inside the house. There are knotty pine walls in the hall and breakfast room; the dining room has papered walls with a knotty pine wainscot.

One of the best ways to give an air of spaciousness to a relatively small house is to keep the living areas as open as possible, and the


50'-6"
28'-4"
PORCH
10' × 7'-4"
SINK
BATH
9'-2" × 10'
REFR
STOVE
LINEN
PANTRY
CLOSET
BED ROOM
14'-6" × 12'
KITCHEN
10' × 14'-10"
BREAKFAST ROOM
10' × 8'
HALL
CHINA
MOPS
BOOKS
BOOKS
CLOSET
CLOSET
BED ROOM
12' × 14'-10"
DINING ROOM
13'-6" × 11'
LIVING ROOM
20' × 14'
COATS
FOYER
6' × 5'
BAY
ENTRY

most effective way to achieve this is to combine the living and dining rooms without a partition. Another way to give an illusion of size is to use large windows. This plan employs both devices, and the result is a large and inviting living area with a floor-to-ceiling bay window overlooking the front lawn.

This house abounds with plus features. Note the number and generous size of the closets. There is even a walk-in pantry. The kitchen is U-shaped, an arrangement which is a proved time- and step-saver. The bath is centrally located and convenient to all areas of the house. Adjacent to the kitchen is a handy service porch.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper and wood siding.

Roof: Wood shingles.

Porch: Concrete with cement topping.

Windows: Wood, stock sizes, weather-stripped and toxic-treated.

Doors and Trim: Six-panel Colonial doors with molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Living room—gypsum board, painted. Dining room—gypsum board, papered; knotty pine wainscot 2 feet 6 inches high. Hall and breakfast room—knotty pine walls. Bath and kitchen—pressed gypsum board wainscot and walls. Bedrooms—gypsum board, papered. Ceilings throughout—gypsum board.

Cabinets: Wood, combination job- and mill-made.

Hardware: Colonial design, owner's selection.

Plumbing: Porcelain enamel fixtures of owner's selection.

Heating: Floor furnace or circulator.

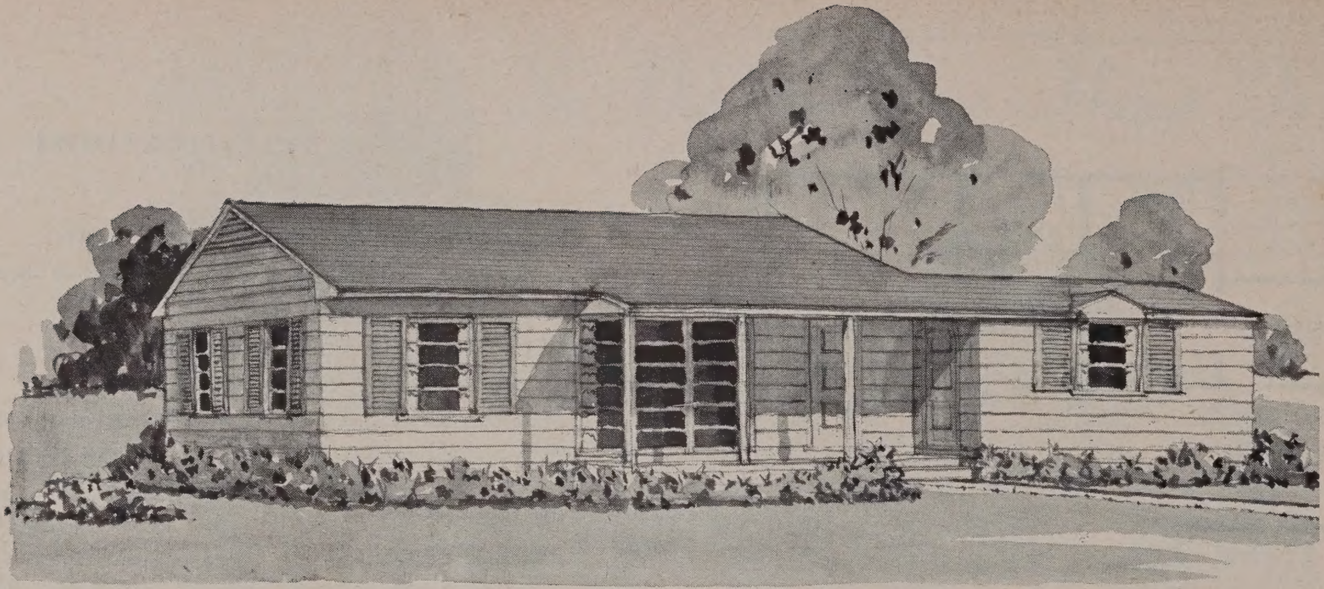
Hot Water Heater: Gas-fired.

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection.

Painting: Three coats of lead and oil on outside. Paint and enamel on interior.

Fireplace: Brick- or tile-faced with wood mantel.

Area of House	1,480 square feet
Area of Porch	80 square feet



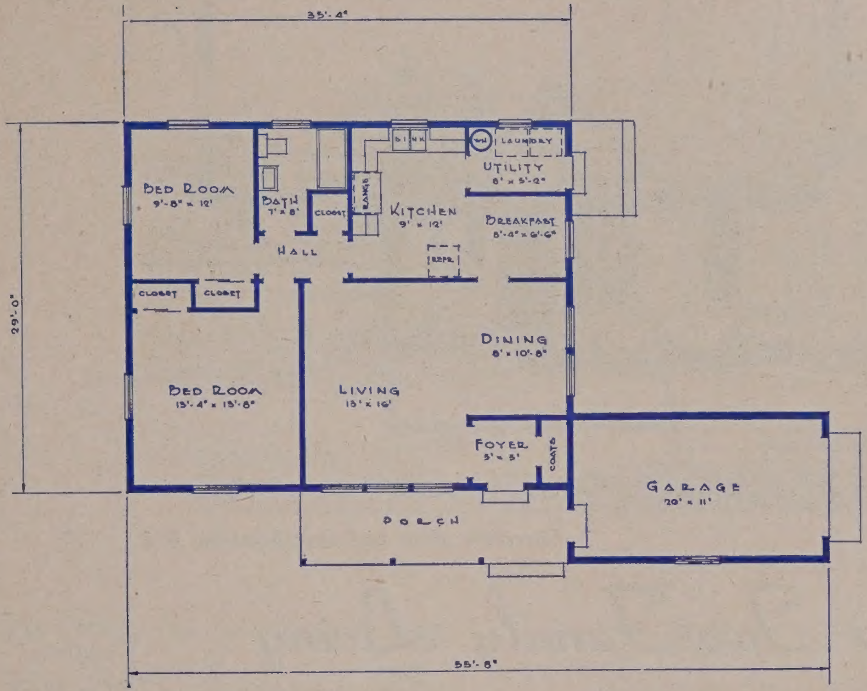
2114-C

A Little House with Lots of Extras

THE prospective homeowner with a limited budget is often disappointed when he begins to study house plans, for he finds that a number of desirable features must be sacrificed for the sake of economy. But here is a compact little plan which uses every foot of floor space (it has only a little over 1,000 square feet) to such good advantage that it is possible to include many of those extras usually found only in larger homes. For one thing, there is an entrance foyer with a coat closet. For another, there is a breakfast nook in addition to the dining area in the living room. Even a laundry room is included.

The spacious living-dining area is planned for good furniture arrangement. The bedroom wing is compact, but not crowded, and has large closets with sliding doors. The working area is tailored to save steps for the busy homemaker.

A picture window adds to the attractiveness of the exterior, and the large porch provides a sheltered entrance. The attached garage greatly increases the apparent size of the house. If your lot is narrow, however, the garage may be placed elsewhere on the lot or connected at the rear without hurting the proportions of the house.


35'-4"
BED ROOM
9'-8" x 12'
BATH
7' x 8'
CLOSET
RANGE
SINK
KITCHEN
9' x 12'
WH
LAUNDRY
UTILITY
8' x 5'-2"
BREAKFAST
8'-4" x 6'-6"
HALL
REFR.
CLOSET
CLOSET
29'-0"
DINING
8' x 10'-8"
BED ROOM
13'-4" x 13'-8"
LIVING
13' x 16'
FOYER
5' x 5'
COATS
GARAGE
20' x 11'
PORCH
55'-8"

Area of House..................	1,023 square feet
Area of Porch	128 square feet
Area of Garage	239 square feet

SPECIFICATIONS

FOUNDATION: Concrete footings, beam-and-pier type.

EXTERIOR WALLS: Wood frame, covered with wood sheathing, building paper and wood siding.

ROOF: Composition shingles.

PORCH: Concrete with cement topping.

WINDOWS: Wood; stock sizes except picture window in living room, which is to be built to detail.

DOORS AND TRIM: Three-panel doors with molded trim.

FLOOR CONSTRUCTION: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

INTERIOR WALLS: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

CABINETS: Wood, combination job- and mill-made.

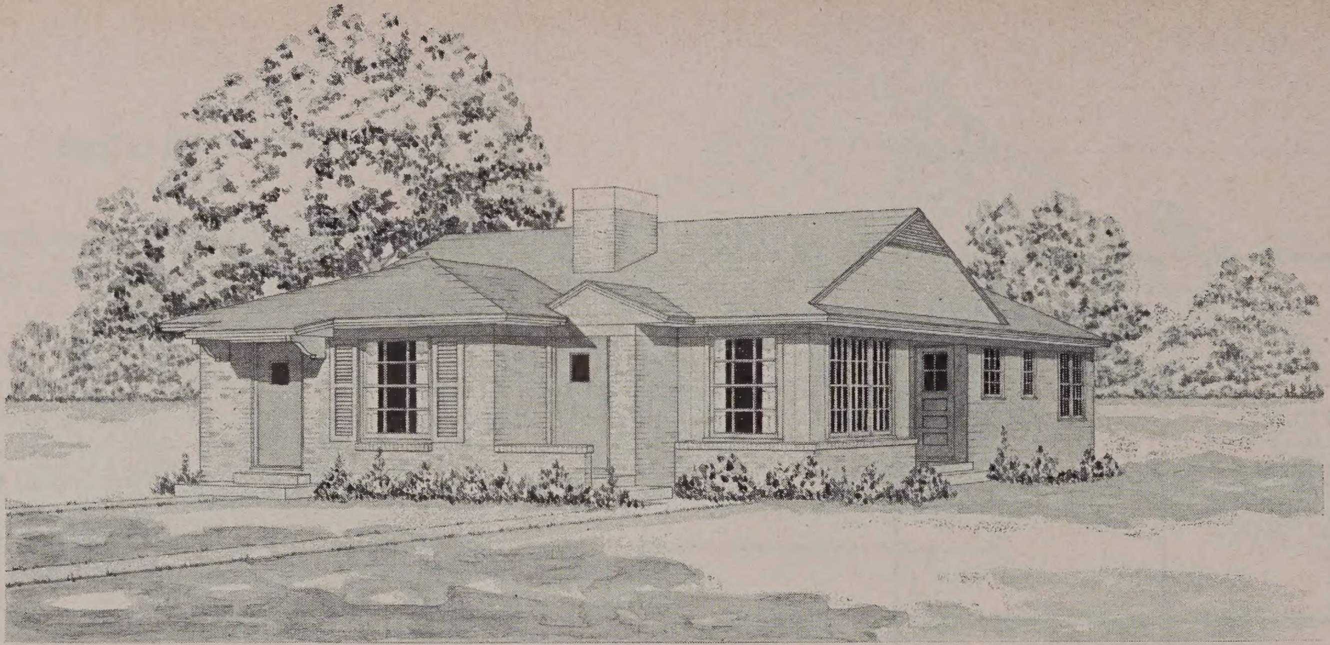
PLUMBING: Porcelain enamel, owner's selection.

HARDWARE: Owner's selection.

HEATING: Gas-fired vented floor furnace.

PAINTING: Painted or stained outside trim and wood siding. Oil paint on interior walls with enamel in kitchen and bath. Windows, doors and inside trim, enamel. Colors, owner's selection.

WIRING: To meet local building and fire regulations. Lighting fixtures, owner's selection.



2119-C

Complete plans and specifications, $15

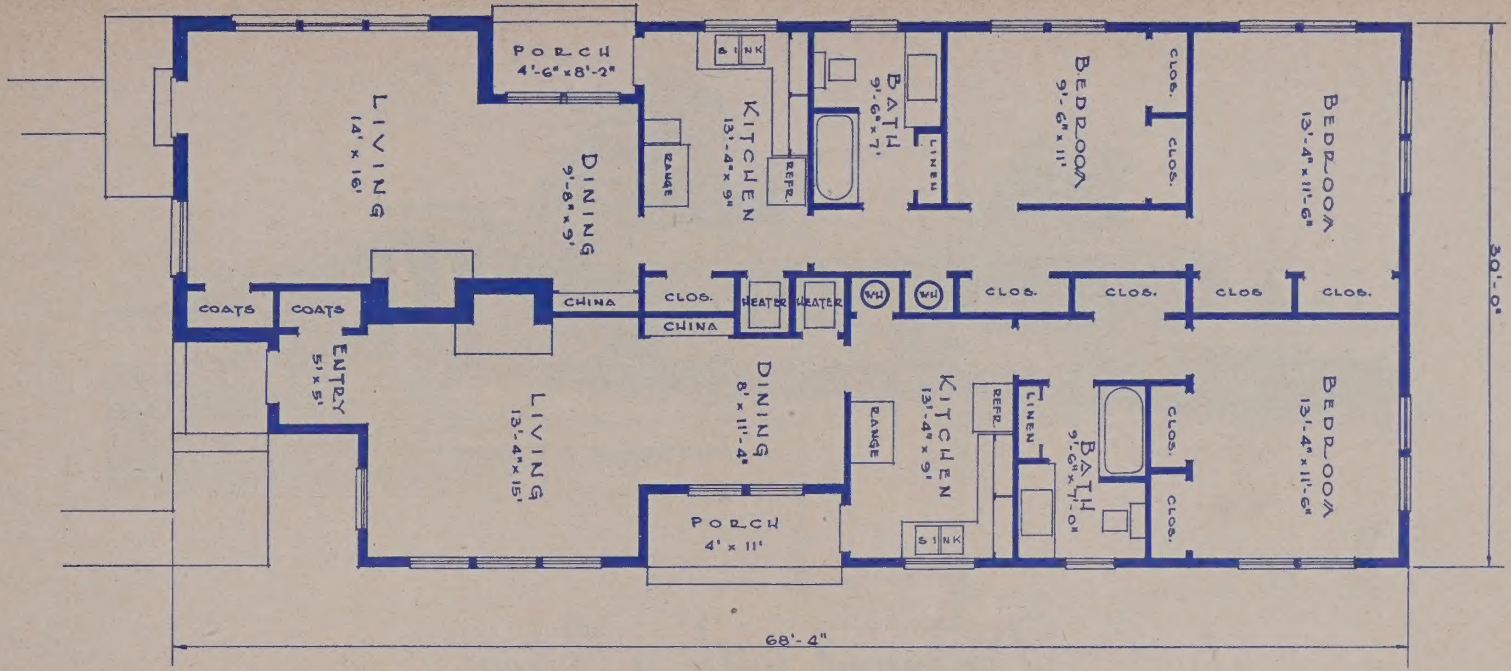
Perfect Privacy for Two-Family Living

HERE'S a duplex with a good-neighbor policy. In it two families can live side by side without having to listen to every footfall in the adjoining apartment, for a solid bank of closets extends from the front of the house to the back. And besides serving as sound deadeners, just think of the wonderful storage space these closets provide! Each living room has a coat closet; there are china cabinets in the dining areas, big hall closets, and twin closets in the bedrooms.

To give the apartments even greater privacy, the entrances are widely separated, and each has its own walk to the street. These walks and the front yard can be landscaped to enhance this appearance of seclusion.

A fireplace provides a decorative center of interest for each living room. Two exposures give these rooms cross-ventilation, and the total of six windows in the living-dining areas makes them bright and cheerful, as are the other rooms.

The apartment on the right has one bedroom; the other has two. Each has the kitchen centrally located so that it is easily accessible from the living and sleeping areas, and each has a sheltered service entrance. There is space in each apartment for a central heating unit.


PORCH 4'-6" x 8'-2"
LIVING 14' x 16'
DINING 9'-8" x 9'
RANGE
SINK
REFR.
KITCHEN 13'-4" x 9"
BATH 9'-6" x 7'
LINEN
BEDROOM 9'-6" x 11'
CLOS.
CLOS.
BEDROOM 13'-4" x 11'-6"
30'-0"
COATS
COATS
CHINA
CLOS.
CHINA
HEATER
HEATER
WH
WH
CLOS.
CLOS.
CLOS
CLOS.
ENTRY 5' x 5'
LIVING 13'-4" x 15'
DINING 8' x 11'-4"
RANGE
KITCHEN 13'-4" x 9'
REFR.
LINEN
BATH 9'-6" x 7'-0"
CLOS.
CLOS.
BEDROOM 13'-4" x 11'-6"
PORCH 4' x 11'
SINK
68'-4"

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding and brick veneer.

Roof: Composition shingles.

Porch: Concrete, with cement topping.

Windows: Wood, double-hung, stock sizes.

Doors and Trim: Flush slab-panel doors with simple molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchens. Tile floor and base in baths.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tileboard wainscot in baths.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

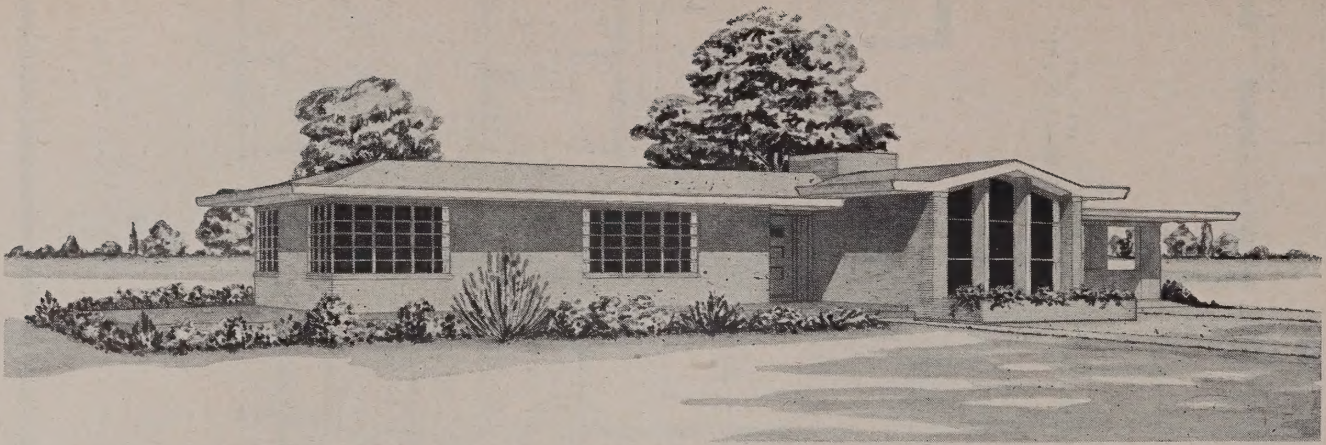
Fireplaces: Detailed to complement the house.

Heating: Central heating plants: forced-air gas furnaces.

Painting: Painted outside trim and wood siding. Casein paint on interior walls, with enamel in kitchens and baths. Windows, doors and inside trim, enamel. Colors to be selected by owner.

Electric Wiring: To meet local building and fire regulations. Lighting fixtures to be selected by owner.

Area of House	1,879 square feet
Area of Porches	80 square feet



2118-C

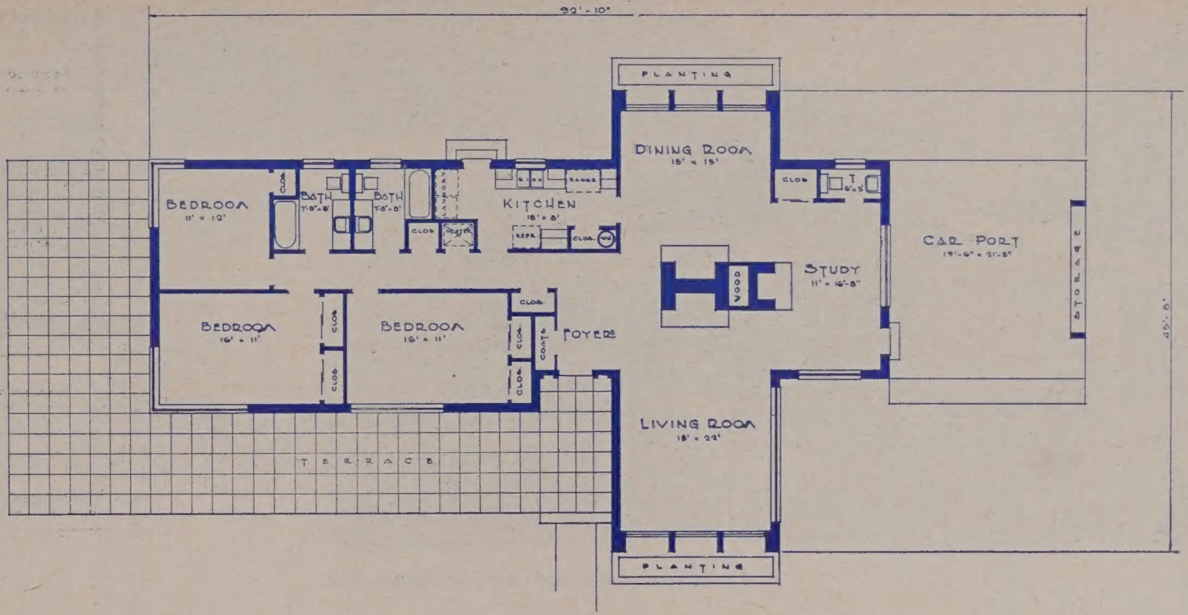
Designed with a View

HERE is a large, rambling house which combines an impressive exterior with a floor plan arranged for maximum efficiency. The outstanding feature of the plan is the massive triple fireplace which forms the only division between the living room, dining room and study. This open arrangement has special appeal for the family that has a wide circle of friends and likes to entertain on a grand scale.

In addition to the wood-burning fireplaces, there is a gas-fired central heating unit with ducts to every room. The living and sleeping areas and the kitchen are well separated from each other for quiet and privacy, and a long central hall takes care of traffic.

Other convenience features of the plan are the twin baths, which are located side by side and adjacent to the laundry for economy in plumbing installation; the generous amount of storage space provided by the ten closets; the central location of the kitchen, which places it within quick and easy reach of any other part of the house; and the outside entrance (protected by the car port), storage closet and private lavatory provided for the study.

The exterior of the house is of brick veneer. Its most distinctive feature is the use of twin floor-to-ceiling picture windows—each with a built-in plant box—in the living room and dining room. A large terrace surrounds two sides of the house and leads into a recessed entrance sheltered by the overhanging roof.


92' - 10"
PLANTING
DINING ROOM
15' × 15'
CLOS
T
6' × 5'
BEDROOM
11' × 12'
CLOS
BATH
7'-8" × 8'
BATH
7'-8" × 8'
LAUNDRY
CLOS
HEATER
KITCHEN
18' × 8'
SINK
RANGE
REFR.
CLOS.
WH
CAR PORT
19'-6" × 21'-8"
STORAGE
STUDY
11' × 16'-8"
WOOD
BEDROOM
16' × 11'
CLOS
CLOS
BEDROOM
16' × 11'
CLOS.
CLOS
COATS
CLOS
FOYER
45'-8"
LIVING ROOM
18' × 22'
TERRACE
PLANTING

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper and brick veneer.

Roof: Composition.

Insulation: Over ceiling, blanket type.

Windows: Steel casement (stock sizes) and stationary picture windows.

Doors and Trim: Three-panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

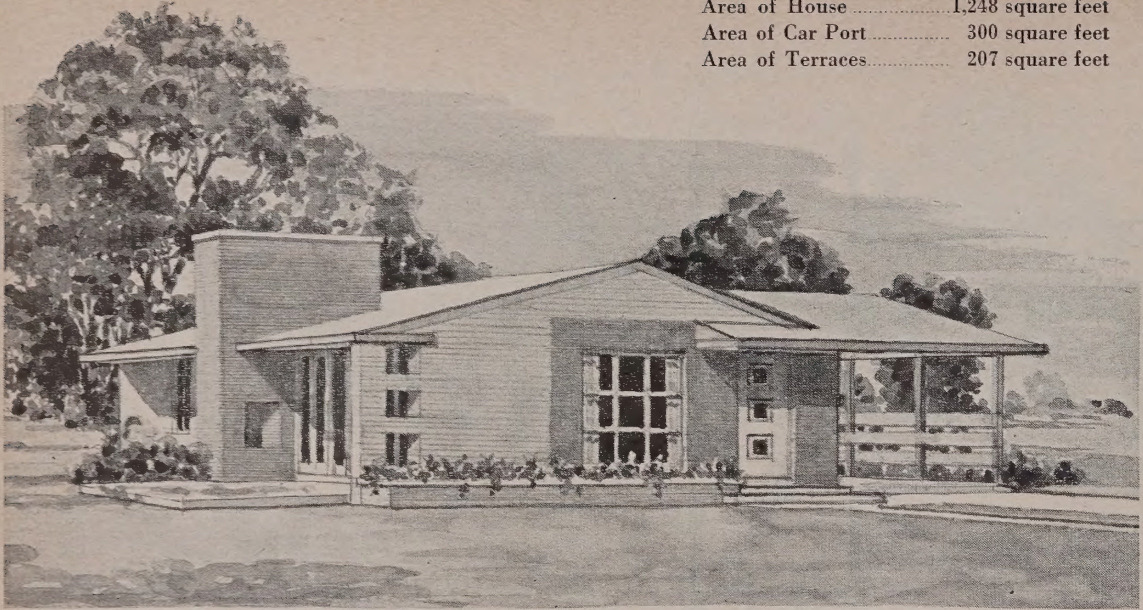
Heating: Gas-burning forced-air furnace with duct distribution to all rooms.

Fireplaces: Detailed to complement the house.

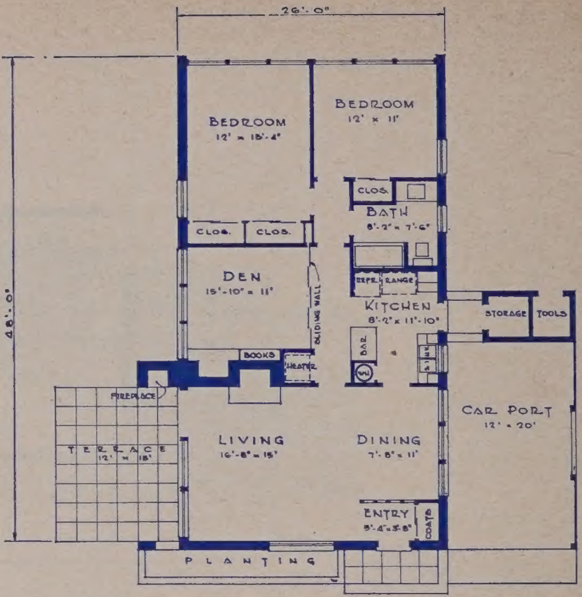
Wiring: To conform to National Board of Fire Underwriters' code. Lighting fixtures to be selected by owner.

Area of House	2,060 square feet
Area of Car Port	421 square feet
Area of Terrace	971 square feet

Area of House	1,248 square feet
Area of Car Port	300 square feet
Area of Terraces	207 square feet



Complete plans and specifications, $15


26'-0"
48'-0"
BEDROOM
12' × 15'-4"
BEDROOM
12' × 11'
CLOS.
BATH
8'-2" × 7'-6"
CLOS.
CLOS.
DEN
15'-10" × 11'
SLIDING WALL
REFR.
RANGE
KITCHEN
8'-2" × 11'-10"
STORAGE
TOOLS
BAR
BOOKS
HEATER
WH
SINK
FIREPLACE
TERRACE
12' × 15'
LIVING
16'-8" × 15'
DINING
7'-8" × 11'
CAR PORT
12' × 20'
ENTRY
5'-4" × 5'-8"
COATS
PLANTING

2122-C

Windows Where They Count

THIS highly efficient plan is distinguished by its unusual window treatment and its well-defined living, working and sleeping areas. Designed in the economical rectangular shape, the house fits easily on a 60-foot lot. It is planned for a north front, but reversing the plan makes it equally suitable for a west front.

The huge chimney is an important element of the exterior design of the house—and it's doubly attractive when you consider that it serves three fireplaces and the central heating unit with the expense of only one chimney. Another practical feature of the plan is the sliding wall in the den.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame, covered with wood sheathing, building paper and brick veneer.

Roof: Composition.

Insulation: Over ceiling, blanket-type.

Windows: Steel casement (stock sizes) and stationary picture windows.

Doors and Trim: Three-panel doors with narrow molded trim.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine in kitchen. Tile floor and base in bath.

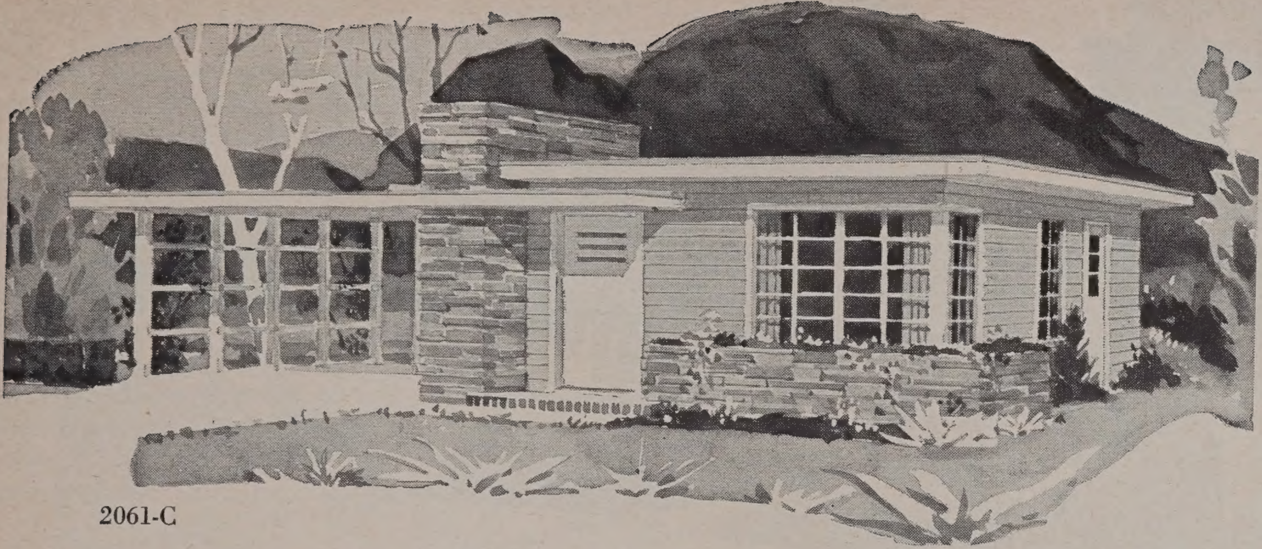
Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

Hardware: Owner's selection.

Heating: Gas-burning forced-air furnace with duct distribution to all rooms.

Wiring: To conform to National Board of Fire Underwriters' code. Lighting fixtures to be selected by owner.



2061-C

Honeymoon House

A ONE-STORY house with a car port designed to serve as either a garage or covered terrace. There is an inside fireplace and an outside barbecue pit, both of which are built into the same chimney and incorporated in the design of the structure. The large living and dining room area is planned for convenience in the arrangement of furniture for serving meals and for the usual activities centered around a living room. The house includes a bedroom with adjoining bath and closet space, and a kitchen large enough for good-size cabinets and other equipment. The design is definitely streamlined, with the main portion of the house built of frame and the chimney and flower ledge of masonry. The car port has a concrete floor; the floors of the rest of the house are concrete slab covered with wood.

SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

WALLS: Frame construction with horizontal siding and stone where indicated

INSULATION: Between ceiling joists

ROOF: Built-up type with ten to fifteen years guarantee

WINDOWS: Stock-size wood, weatherstripped

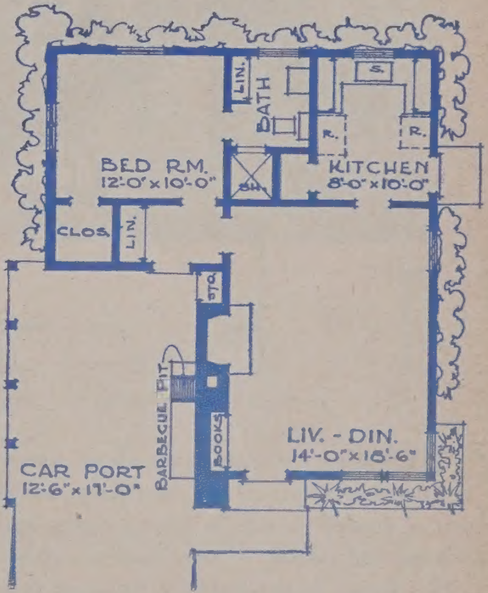
FLOORS: Concrete slab, wood finish, with linoleum in kitchen and bath

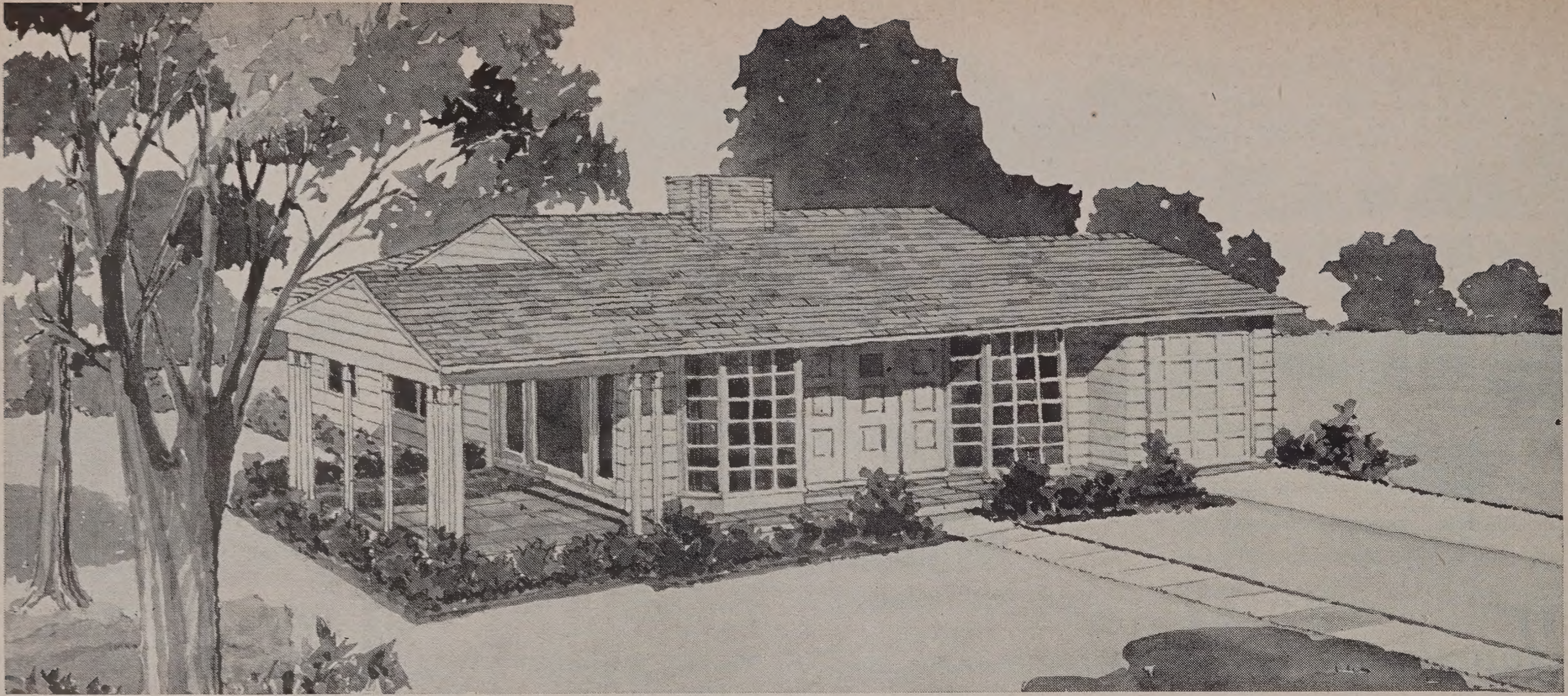
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

HEATING: Gas-fired individual space heater in each room

INTERIOR FINISH: Sheetrock and textone

PAINTING: Exterior, three coats; interior, three coats, except kitchen and bath which should have four





2095-C

A Climate-Wise Contemporary

THIS plan embraces just about everything the Southerner wants in a small home—long, low lines, overhanging eaves to cut off direct sun, a shaded porch, a living room with fireplace and built-in bookshelves, and plenty of windows to catch the breeze.

The design of the house is thoroughly contemporary, but it is the type of "conservative modern" that wears well and fits happily into a neighborhood of more traditional houses. Its gracious lines belie its actual footage, for while the house has three bedrooms of comfortable size, the overall plan covers a comparatively small space, making it equally suitable for a narrow city lot or a large suburban yard. This has been achieved by compact arrangement, rather than by scrimping on the size of the individual rooms.

Among the most attractive features of the plan are the bricked side porch which extends around the front of the house to form a narrow terrace, the distinctive detail of the paneled front doors, and the floor-to-ceiling bay windows in the living and dining rooms.

The bedrooms are grouped at the side and back of the house where they enjoy greater privacy and a view of the back lawn or garden, and are served by a conveniently located bath. Their windows are planned with full consideration for ventilation, furniture placement and good exterior balance. All the bedroom closets have sliding doors so no wall space is wasted.

The garage is attached to the house—an economy measure which eliminates one wall and a lengthy driveway. At the back of the garage is a garden tool room, opening directly onto the lawn.

The kitchen and service areas are well arranged and conveniently located with reference to the living quarters.

Few plans offer so much in return for a modest investment.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood frame covered with wood sheathing, building paper and wood siding

Roof: Wood shingles

Porches: Concrete with cement topping

Windows: Steel casement

Doors and Trim: Three-panel doors with molded trim

Floor Construction: Wood floor joists; subfloor; building paper, finished oak floor; linoleum over pine floor in kitchen and breakfast room; tile floor and base in bath; cement floor in garage

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscots in bath

Cabinets: Wood, combination job and mill made

Plumbing: Porcelain enamel, owner's selection

Hardware: Owner's selection

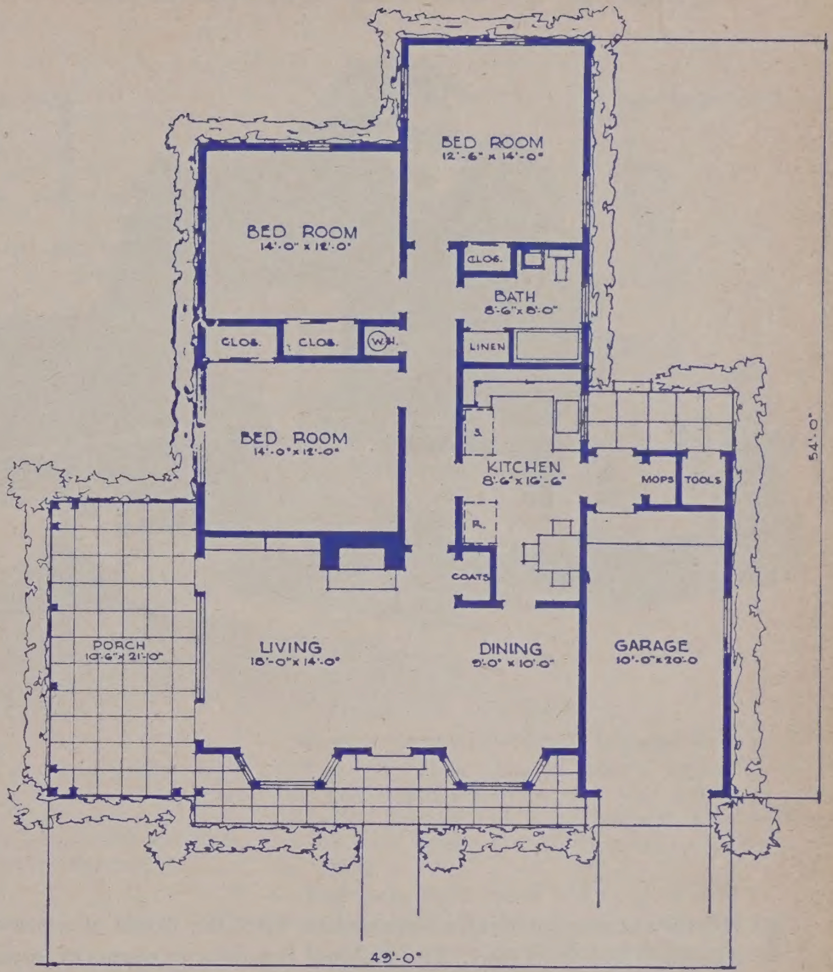
Fireplace: Detailed to complement the house

Heating: Space heaters in each room

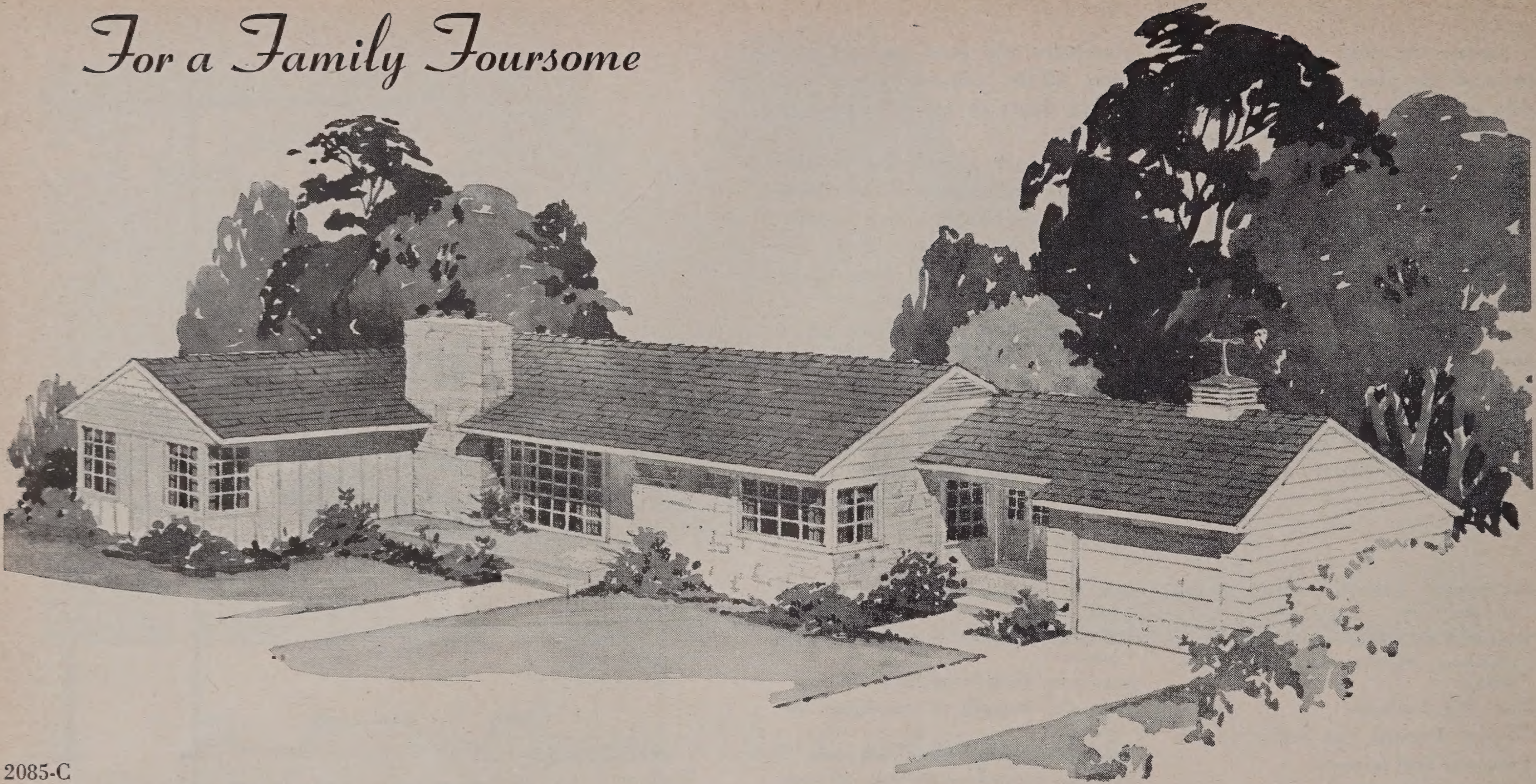
Painting: Painted outside trim and wood siding. Casein paint on interior walls, with enamel in kitchen, utility room and bath; windows, doors and inside trim, enamel. Colors, owner's selection

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection

House	1,332 square feet
Porch	220 square feet
Garage	264 square feet
Total	1,816 square feet



For a Family Foursome



2085-C

THIS house was especially designed to meet the needs of a son-and-daughter family of four. The girl and boy occupy rooms of approximately equal size (no excuse for argument over who gets the larger quarters) at one end of the bedroom wing and share a well-arranged bath that has both tub and shower. The large master bedroom at the opposite end of the wing has twin closets and its own bath.

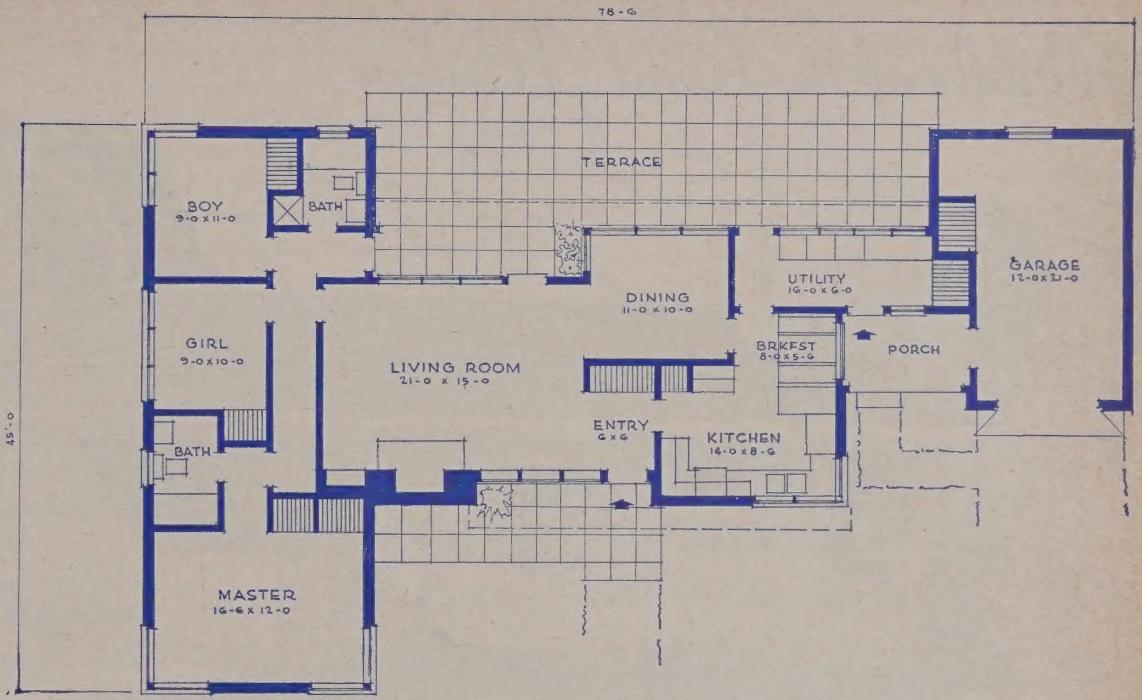
The living and service areas of the house provide plenty of room for family life and entertaining and are arranged to afford the utmost convenience for the busy mother. A small entry gives access to both areas and insures privacy in the living room.

The long terrace across the back of the house and the generous window space in all the rooms make for the indoor-outdoor effect so popular in the South. But the windows are so arranged that every room has sufficient wall space to give the decorator a free hand in placing large pieces of furniture.

The living room features a large fireplace and a picture window overlooking the front porch. A door at the back of the room opens onto the terrace.

A feature of the plan that will particularly appeal to the housewife is the arrangement of the kitchen utility room and service porch. The kitchen is conveniently located in relation to both the front and back entrances to the house and corner windows give it good light and ventilation. Just off the kitchen is the breakfast booth pleasantly located under the shaded porch window. At the back of the house is a long utility room opening onto the terrace and also onto the side porch which leads to the garage.

The exterior, with its broad chimney, large window areas and low overhanging roof, shows the same careful attention to comfort and good taste that characterizes the interior. A careful study of the entire plan will show that every need of the active family of four has been anticipated and provided for.



SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Terrace and Porches: Concrete

Walls: Frame construction with horizontal and vertical wood siding and field stone veneer

Insulation: Over ceiling

Roof: Wood shingles

Windows: Steel casements

Floors: Varnished oak, except in kitchen and baths, which are covered with linoleum

Wainscot: Kitchen and bath—tile board

Cabinets: Job- or mill-built

Interior Finish: Sheetrock, textoned and painted

Painting: Three coats on exterior woodwork. Sheetrock, taped joint treatment with textone and two coats paint, except in kitchen and bath which are to have three coats. All interior wood, three coats paint

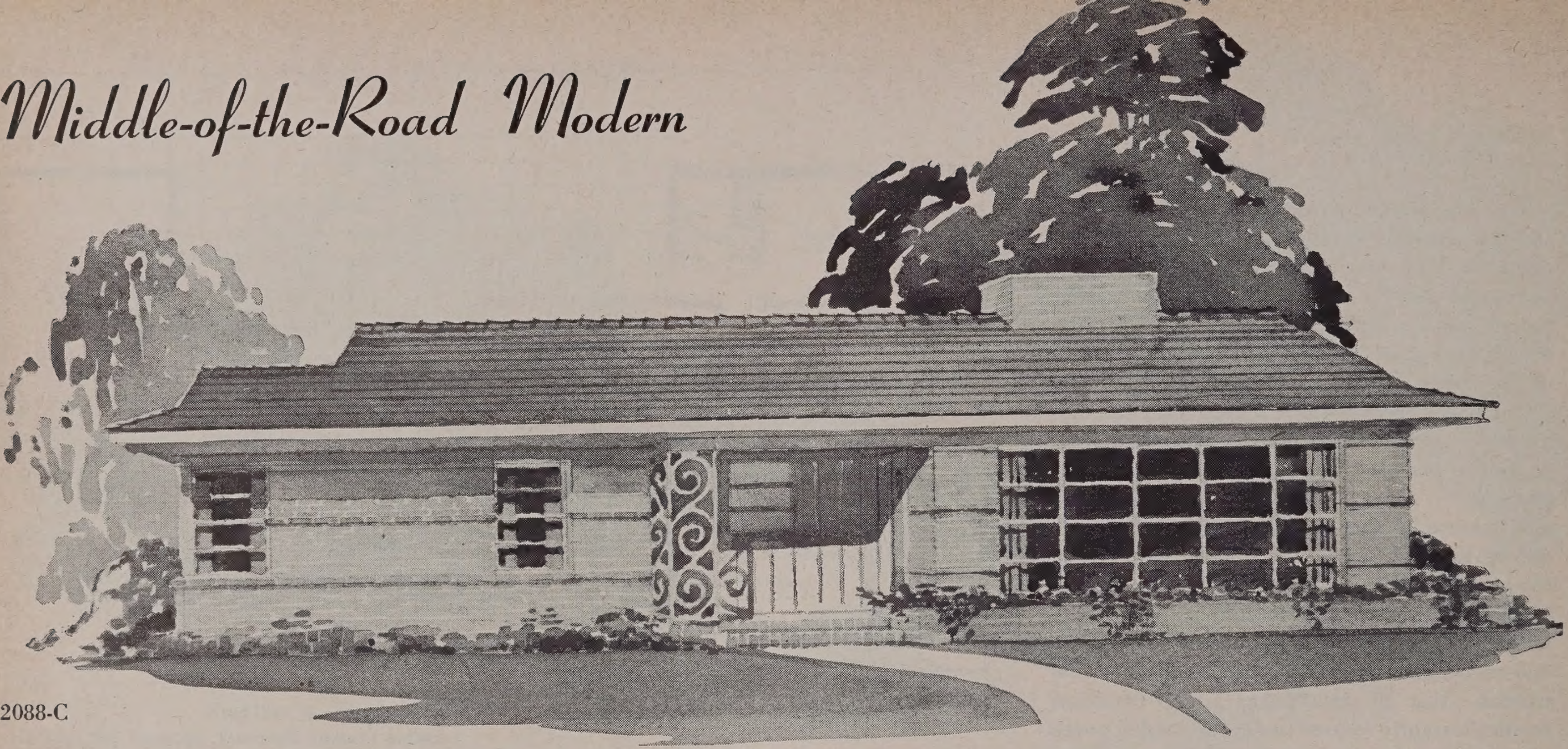
Fireplace: Brick faced, with brick hearth

Plumbing: For municipal service. Fixtures, cast iron or steel, porcelain finish—owner's selection. Gas-fired water heater

Heating: Unit room heaters or central heating—gas fired

Electrical Fixtures: Owner's selection

Middle-of-the-Road Modern



2088-C

WITH its modern planning and simple, ageless design, this house is made to order for those who want the functional qualities of modern architecture without startling severity of line. It looks new and up-to-date, but it is softened by a homey window box and a touch of wrought iron reminiscent of the Old South.

The vertical clapboard siding of the entrance porch offers an interesting contrast to the brick walls. The front door opens into a corner of the living room in such a way that the greater portion of that room is free of traffic to the kitchen and bedroom wing. The large picture window, running almost full length of the living room, brings sun and scenery into the house. The fireplace serves as a partial partition between living and dining areas.

The fairly wide entrance to the dining room tends to give added size both to it and the living room. The dining room is amply large for "company" dinners, and its convenient location in relation to the serving cabinets in the kitchen encourages everyday use of the room. A pair of built-in china cabinets on either side of the rear window provide display space for family treasures.

The kitchen is placed almost squarely in the center of the house. It can be entered from the dining room, the central passageway, or the back porch, which leads from the kitchen door to the garage in the manner of a breezeway. The "L" shaped breakfast booth is ideal for quick meals, and is an excellent day-long workspace for Mother. Well-arranged kitchen units, plenty of cupboards, plus easy access to any other parts of the house and grounds make the kitchen the real hub-of-the-house.

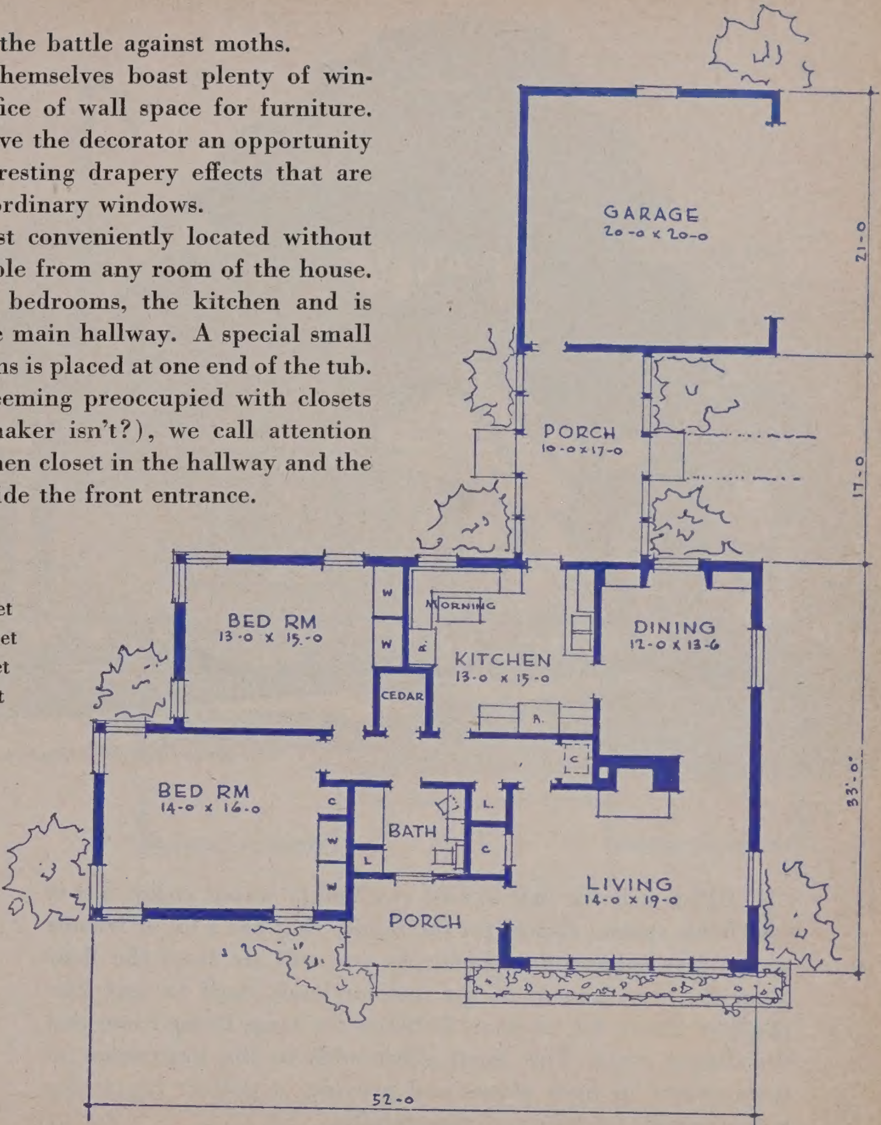
The bedroom wing of this house is well separated from the living and service areas by walls of wardrobe closets and other convenient storage space for the average family's accumulation of worldly goods. The cedar closet in the central hallway is a stronghold in the battle against moths.

The bedrooms themselves boast plenty of windows—at no sacrifice of wall space for furniture. Corner windows give the decorator an opportunity to work with interesting drapery effects that are not possible with ordinary windows.

The bath is most conveniently located without being directly visible from any room of the house. It is close to the bedrooms, the kitchen and is accessible from the main hallway. A special small closet for bath linens is placed at one end of the tub.

At the risk of seeming preoccupied with closets (and what homemaker isn't?), we call attention also to the large linen closet in the hallway and the coat closet just inside the front entrance.

House—1452 square feet
Porches—260 square feet
Garage—441 square feet
Total—2153 square feet



SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood frame faced with brick veneer; garage and porches, wood siding

Porch and Terrace: Concrete slab with cement finish

Roof: Wood shingles

Windows: Wood, double hung

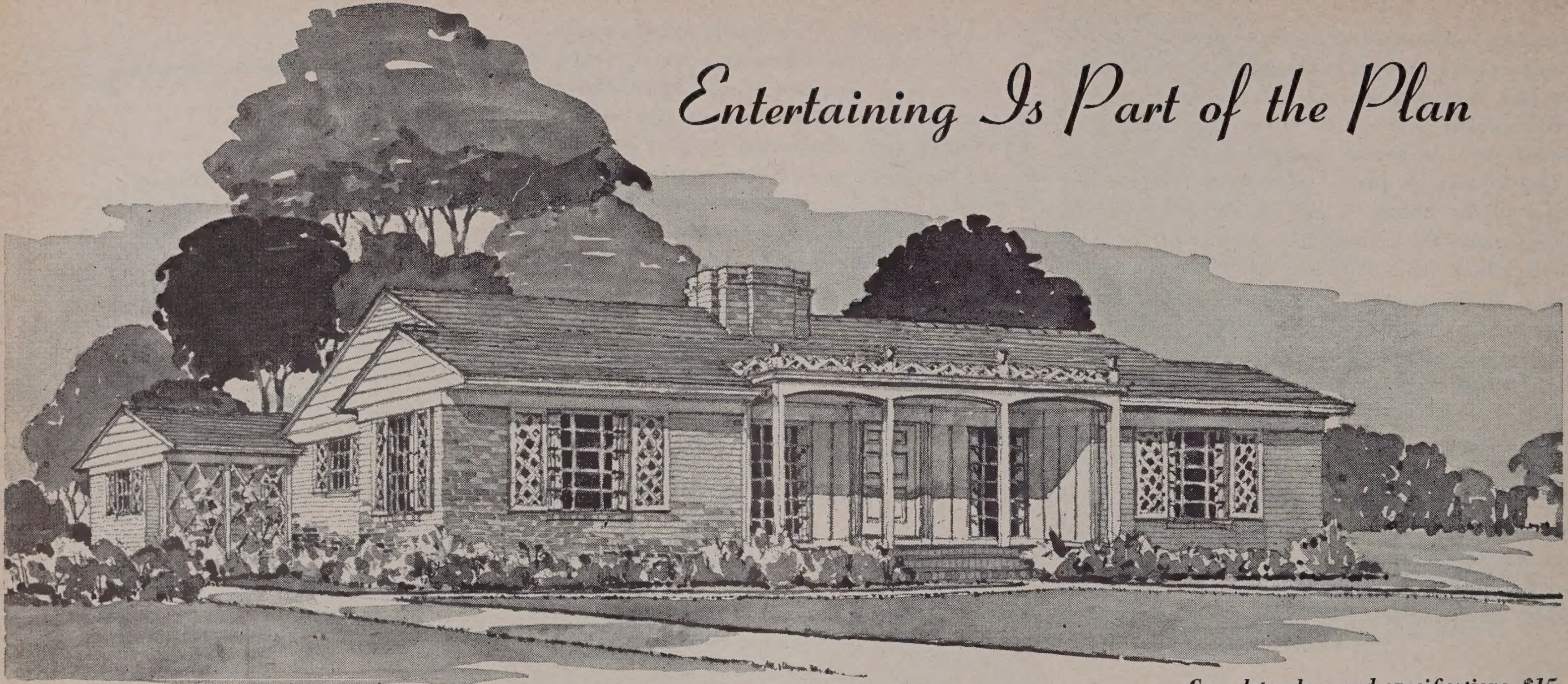
Doors and Trim: Slab-type doors with molded wood trim

Floor Construction: Wood joists, subfloor, building paper, with finished oak floor; bathroom floor and base, tile; kitchen floor and drains, linoleum

Interior Walls: Wood studs, lined with gypsum board, taped and textoned; tile wainscot around tub and lavatory

Cabinets: Wood, combination job and mill built

Entertaining Is Part of the Plan



Complete plans and specifications, $15

2100-C

THIS is a home that almost any family would enjoy, but it holds special appeal for the family that has a lot of friends and enjoys entertaining them. As you will see from the floor plan, the arrangement of the interior lends itself to easy hospitality. There are no doors between the large living room and the dining room. This open effect adds to the impression of spaciousness in both rooms and provides a perfect layout for either formal or informal entertaining.

Back of the living room is a den of the same size—one of the most attractive and adaptable features of the plan. Like the living room it has an inviting fireplace, and the rear wall is glazed, giving a full view of the living porch and terrace across the back. Here the children can play or study while the older members of the family entertain in the front of the house, or Mother and Father can read in peace while the younger generation takes over in the living room. And if the needs of the family dictate, this room can be converted into a library, music room or third bedroom (notice the ample closet by fireplace).

The bathroom, located between the two bedrooms, is easily accessible from both living room and den, and the hall off which it opens is blessed with two closets—a small one for guests' wraps and a larger one for the family's out-of-season clothing, luggage, etc.

The breakfast room is adequate for informal meals and it will save many steps for the homemaker. The kitchen is large and exceptionally well arranged. Behind it is a utility room, with space for full laundry equipment, which opens into the connecting garage and also onto the small service porch at the left.

The central location of the heating room assures good circulation of heat to all parts of the house.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood framed, faced with brick

Roof: Wood shingles

Porches: Concrete with cement topping
Windows: Steel casement

Doors and Trim: Three-panel doors with molded trim. Front door to detail

Floor Construction: Floors generally to be of oak, applied over subfloors and 15-pound felt. Floors in bathroom, breakfast room and kitchen to be of linoleum applied over pine and brought to the same level as hardwood floors

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile board wainscot in bath

Cabinets: Wood, combination job-and-mill made

Hardware: Owner's selection

Heating: Central heating system, or outlets for space heaters in each room

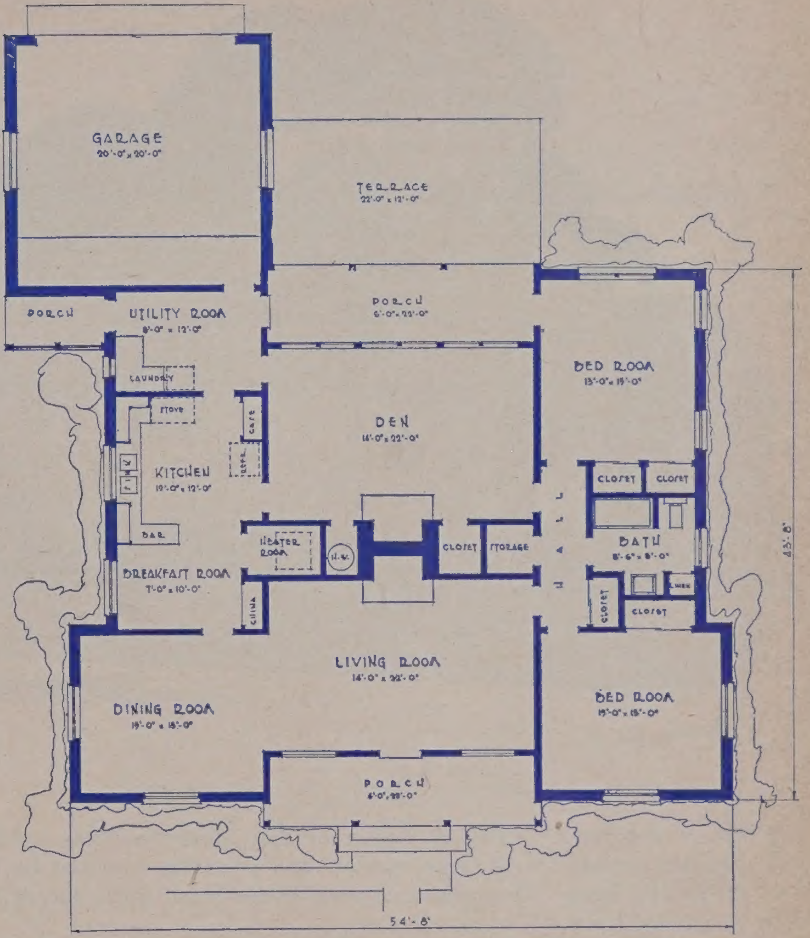
Fireplaces: Detailed to complement the house

Painting: Three coats exterior paint, four coats interior paint; or stained interior

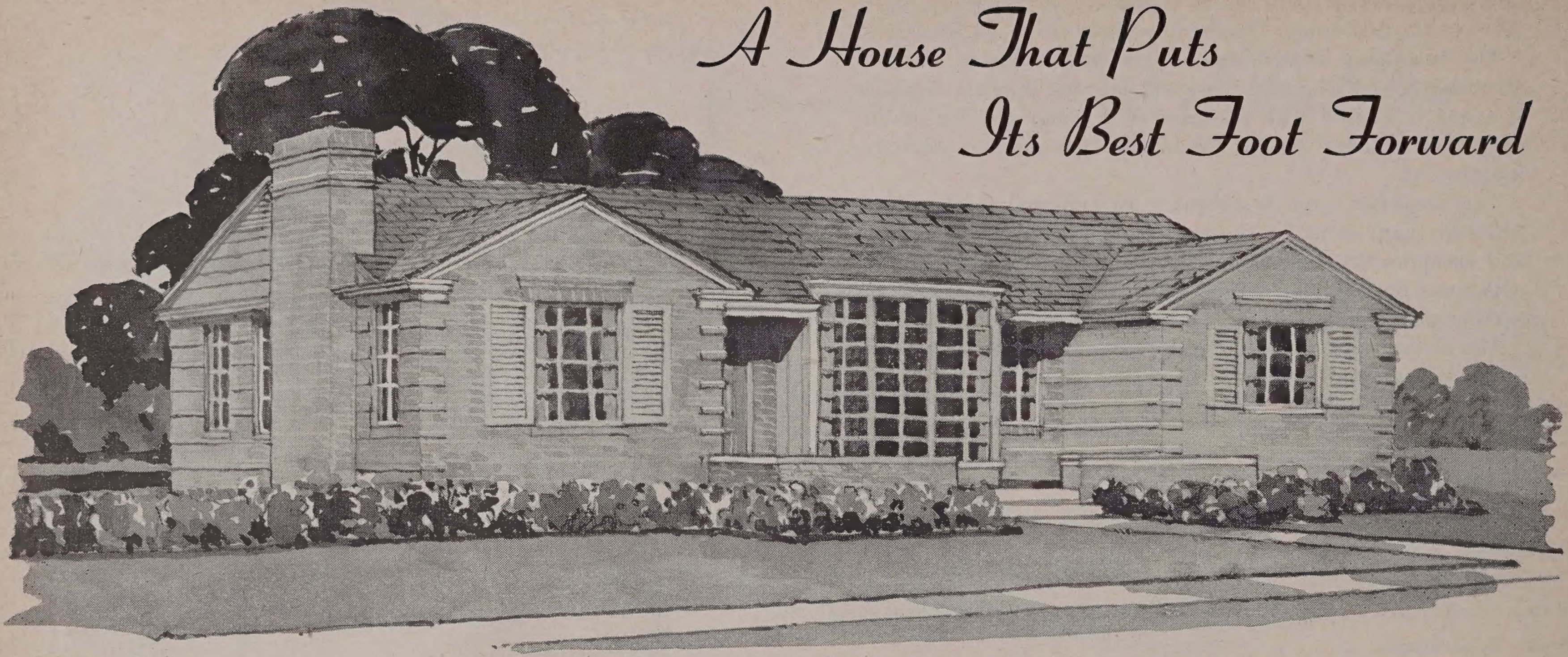
Plumbing: Poreclain enamel, owner's selection

Electric Wiring: To meet local building and fire regulations. Lighting fixtures, owner's selection

House	2,038 square feet
Garage	441 square feet
Total	2,479 square feet


GARAGE
20'-0" x 20'-0"
TERRACE
22'-0" x 12'-0"
PORCH
UTILITY ROOM
8'-0" x 12'-0"
PORCH
6'-0" x 22'-0"
BED ROOM
13'-0" x 15'-0"
LAUNDRY
STOVE
CASE
DEN
14'-0" x 22'-0"
KITCHEN
19'-0" x 12'-0"
SINK
REFR.
CLOSET
CLOSET
BAR
HEATER ROOM
H.W.
CLOSET
STORAGE
HALL
BATH
8'-6" x 8'-0"
BREAKFAST ROOM
7'-0" x 10'-0"
CHINA
CLOSET
CLOSET
LINEN
LIVING ROOM
14'-0" x 22'-0"
DINING ROOM
19'-0" x 15'-0"
BED ROOM
15'-0" x 15'-0"
PORCH
6'-0" x 22'-0"
43'-8"
54'-8"

A House That Puts Its Best Foot Forward



2099-C

THE well-balanced exterior design of this house features a front terrace, centered by a large window and partially enclosed by the two projecting wings. Horizontal courses in the brick walls accent the low, spreading lines.

The front door, located at the left side of the terrace, opens into a foyer which separates the various parts of the house and increases their privacy. Windows on three sides make the living room light and airy, but the back wall is completely unbroken, forming a suitable space for a large piece of wall furniture. The same consideration has been given to furniture placement in the dining room across the hall.

Between the dining room and kitchen is the family breakfast room. It has built-in corner cupboards and a cheerful window overlooking the terrace.

The U-shaped kitchen is planned to accommodate a double sink or automatic dishwasher and still leave plenty of counter space. There is a convenient storage pantry in addition to the usual cupboard space. The service entrance is at the side of the house and space near it has been reserved for an automatic washer.

The three bedrooms are located across the back of the house, where they enjoy complete privacy and ideal ventilation. The end rooms have two exposures each and the central room has three. The bedroom at the left has a private bath, and the other two rooms share a slightly larger bath opening into the hall. Each room has a clothes closet and there is additional closet space in the hall.

Area of the house: 1,575 square feet.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood frame covered with wood sheathing, building paper, wood siding, and brick veneer

Roof: Wood shingles

Terrace: Concrete with cement topping

Windows: Steel casements

Doors and Trim: Three-panel doors with molded trim

Floor Construction: Wood floor joists; subfloor; building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor and base in bath

Interior Wall: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath

Cabinets: Wood, combination job-and-mill made

Plumbing: Porcelain enamel, owner's selection

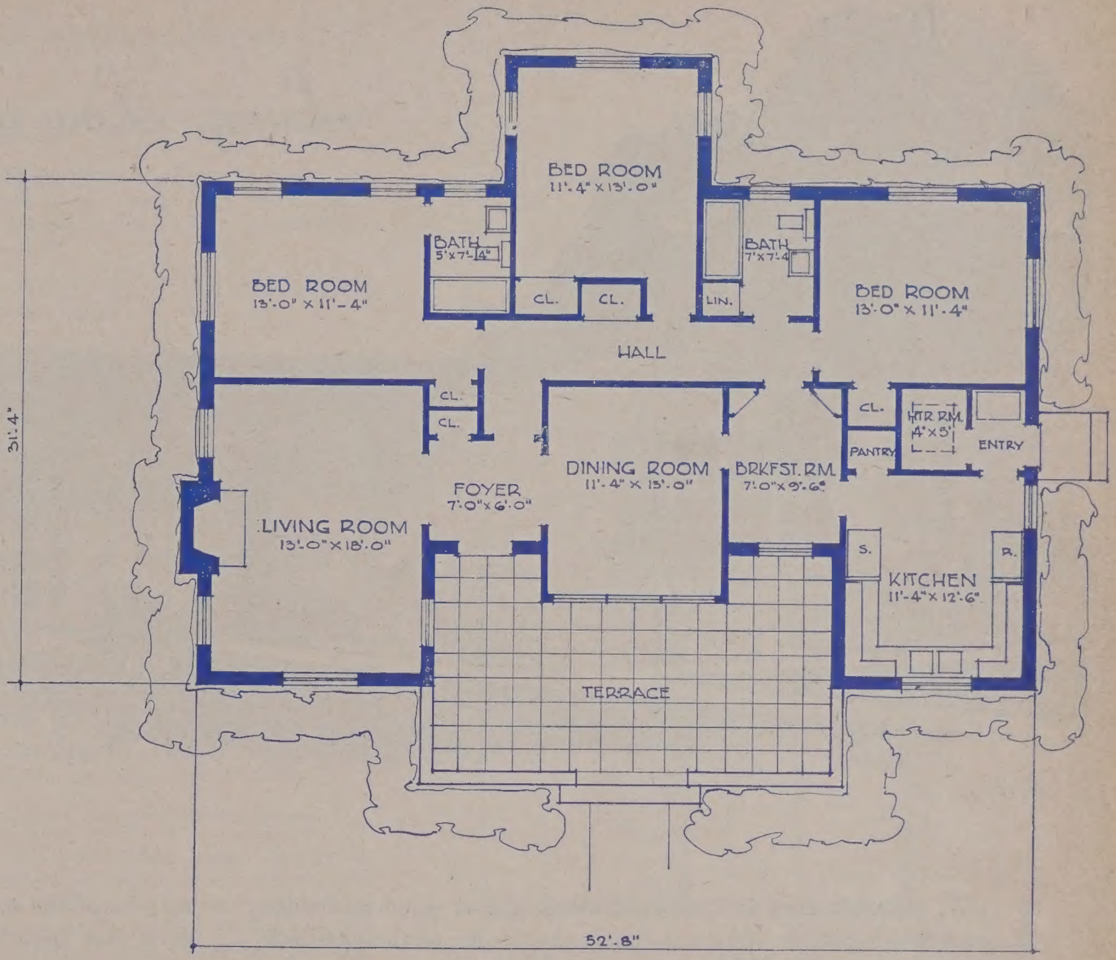
Hardware: Owner's selection

Fireplace: Detailed to complement the house

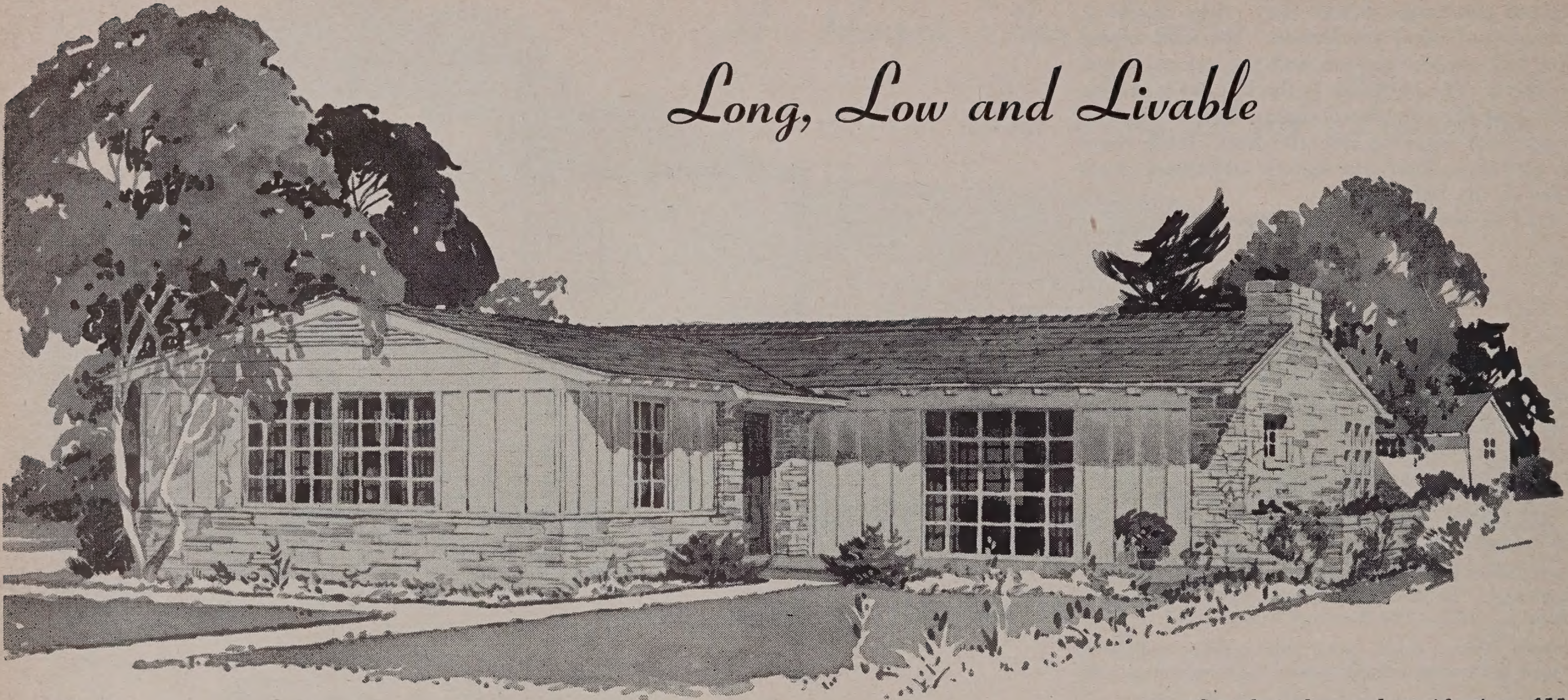
Heating: Central gas heating plant

Painting: Painted or stained outside trim and wood siding. Casein paint on interior walls with enamel in kitchen and bath. Windows, doors and inside trim, enamel. Colors, owner's selection

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection


BED ROOM
11'-4" x 13'-0"
BATH
5'x7'-4"
BED ROOM
13'-0" x 11'-4"
CL.
CL.
LIN.
BATH
7'x7'-4"
BED ROOM
13'-0" x 11'-4"
HALL
CL.
CL.
CL.
HTR RM.
4'x5'
PANTRY
ENTRY
31'-4"
DINING ROOM
11'-4" x 15'-0"
BRKFST. RM.
7'-0"x9'-6"
FOYER
7'-0"x6'-0"
LIVING ROOM
13'-0"x18'-0"
S.
R.
KITCHEN
11'-4"x12'-6"
TERRACE
52'-8"

Long, Low and Livable



2069-C

Complete plans and specifications, $15

LOW, graceful lines and the contrasting use of wood and stone give this house the informal charm that is one of the outstanding qualities of a truly livable small home. Native stone is used to good advantage for building the chimney and end wall of the living room. It is also used around the front bedroom wing from the ground up to the window sill. The stone around the front entrance may be of the same type as that used on other parts of the house, or it may be a different type stone that will harmonize in color and design.

This house is especially planned for a narrow lot. In most cities the smaller lots are 50 feet wide. This plan fits a lot that size, leaving generous space for a driveway on one side and a 5′-10″ set back from the property line on the other side.

The rooms, too, are worked out to meet the requirements and restrictions of an inside lot of only 50 feet. For instance, the two front bedrooms are a little narrow in over-all width but long enough to provide a pleasant area for two children's play and sleeping room quarters. The partition between these two rooms can be removed if desired, giving one large room that can be used either for a bedroom or recreation room.

Across the front of the living room is a large picture window offering opportunity for an interesting grouping of furniture. The windows in the two front bedrooms—or one large room—serve the dual purpose of providing light and ventilation and adding interest to the exterior design.

The other rooms have large and well-placed windows that provide excellent circulation of air and plenty of light. Doors are placed so that a minimum of walking is required in the normal routine of everyday housework.

All rooms have ample closet space and there is additional storage room in the hall and in the garage.

Besides the regular dining space, there is a built-in booth for family meals and snacks in the kitchen.

The garage is just to the rear of the house and is reached by a covered passage, one side of which is closed while the other side is open to a large terrace, ideal for parties and family gatherings.

SPECIFICATIONS

FOUNDATION: Reinforced concrete, beam-and-pier type

EXTERIOR WALLS: Frame construction with stone veneer and wood siding (asbestos siding can be substituted if desired)

INSULATION: 4" of insulation between ceiling joist

ROOF: Wood shingles

WINDOWS AND DOORS: Stock type, mill made

FLOORS: Bath to be tile; kitchen, linoleum; rest of house, oak

INTERIOR WALLS: Sheetrock and textone

CABINETS, ETC.: Mill made, of wood

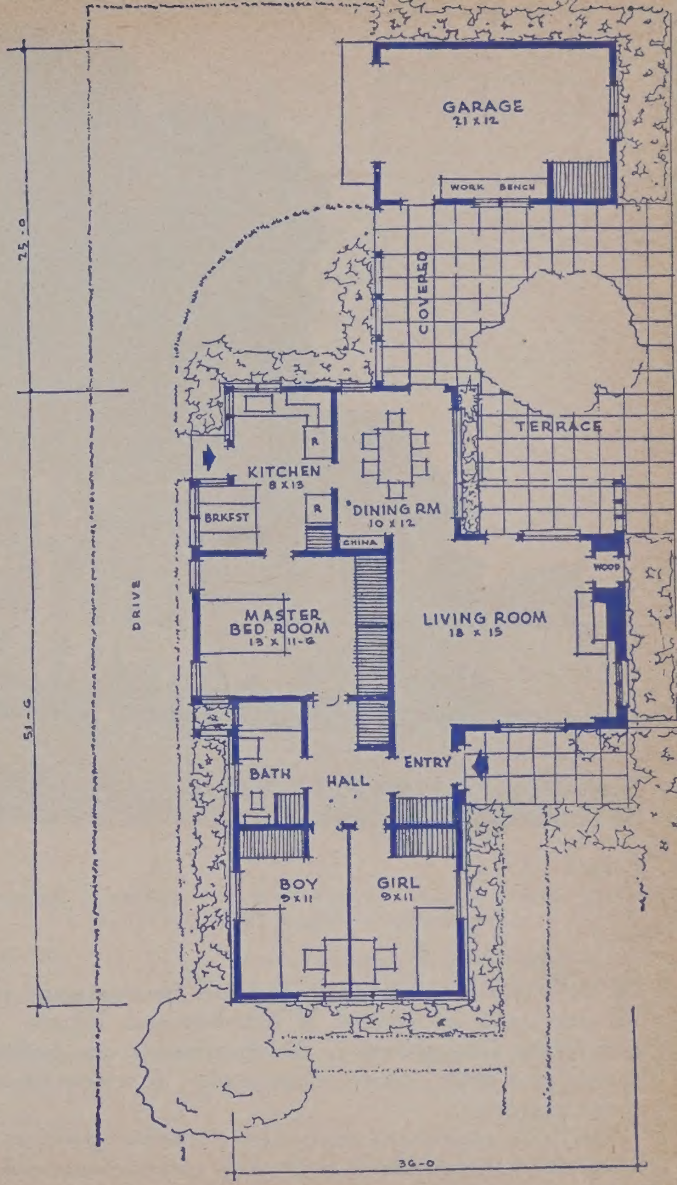
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

LIGHT FIXTURES: To be selected by owner

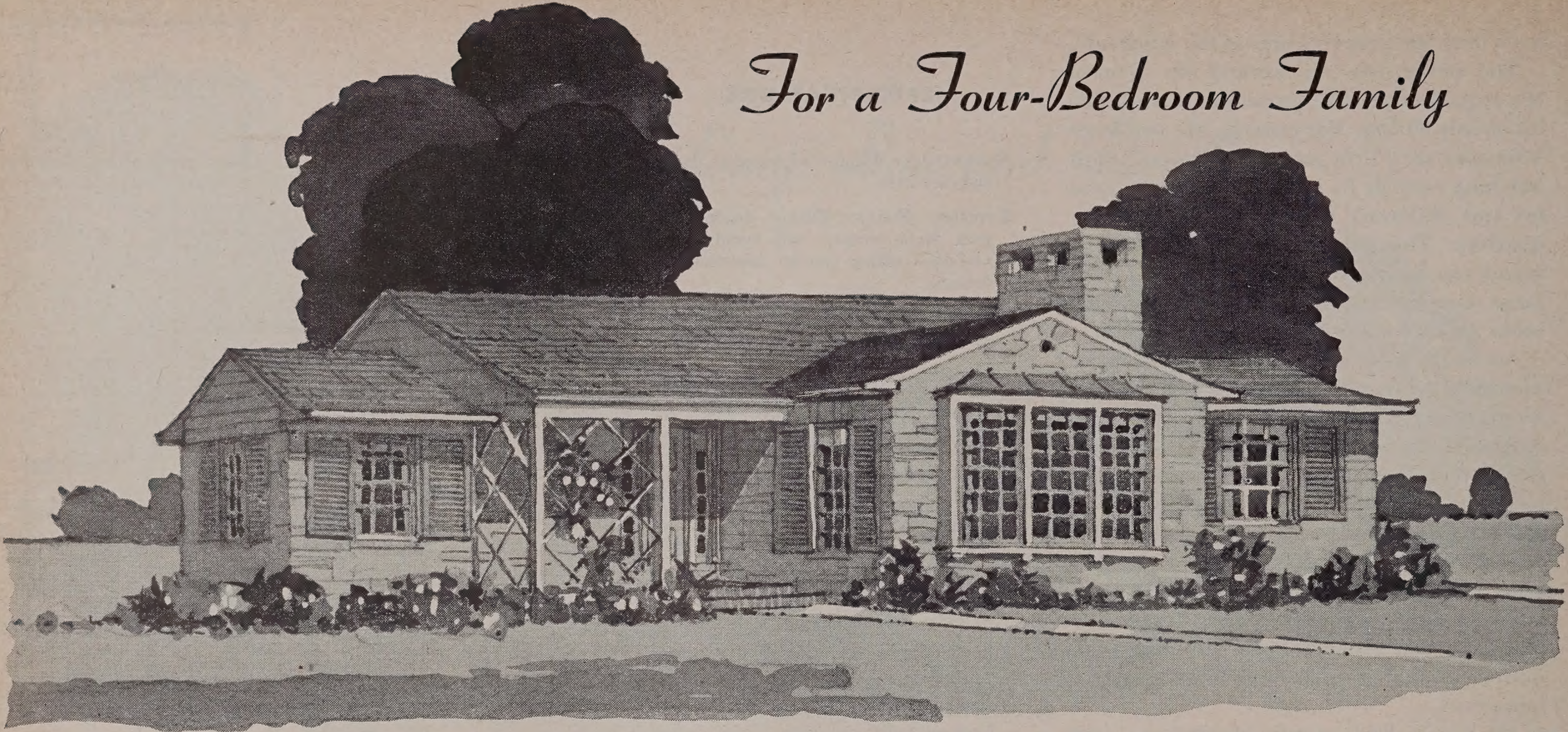
PAINTING: Three coats on exterior woodwork, three coats on interior, except kitchen, halls and bath which should receive one extra coat of enamel

FIREPLACE: Stone face. Wood mantel

HEATING: Individual space heaters in each room. However, owner may work out with nearest heating engineer requirements for central heating unit and install this system where recommended by engineer



For a Four-Bedroom Family



2094-C

Complete plans and specifications, $15

THIS plan was especially designed for our many readers who have expressed an interest in four-bedroom houses. The outstanding asset of its arrangement is the location of one bedroom, which may double as a study, music or art studio, or a den (it is the den in the above drawing).

The living room has a convenient traffic-free position, protected by the foyer and hallway which give access to bedrooms and kitchen without disturbing activities in the front part of the house. A bay window facing the street, two side windows and a fireplace add charm to the living room, yet leave plenty of wall space for effective placement of furniture. The dining room is a comfortable size and is blessed by windows on three sides.

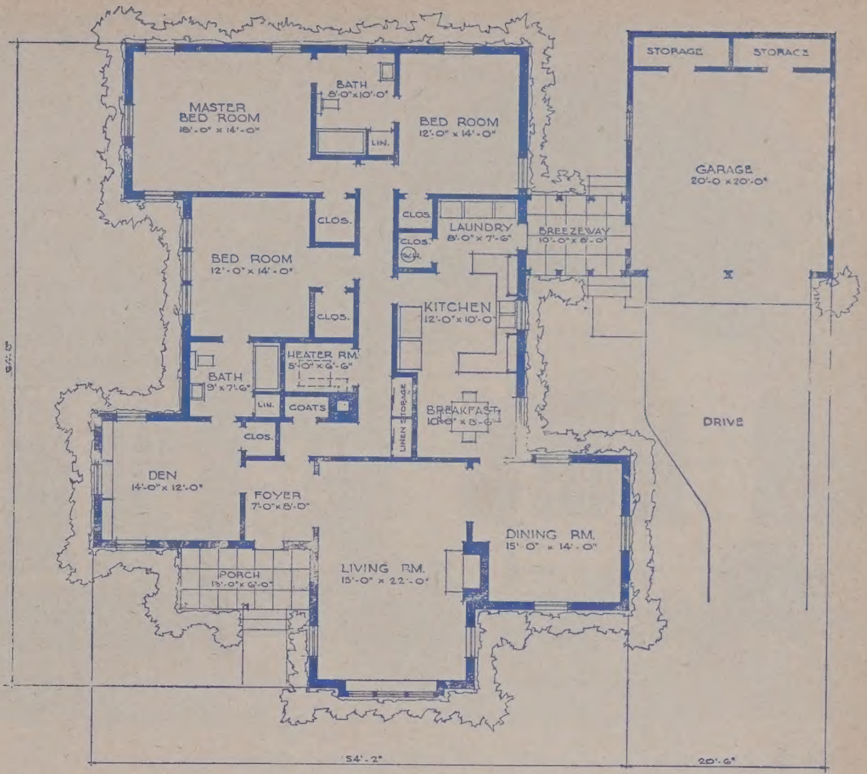
The utility or "work" section is arranged on the side of the house nearest the garage. It consists of a breakfast room separated from the kitchen by a counter made up of low storage cabinets. The kitchen is an efficiency type arranged in a modified U-shape, with plenty of table-height work space. A laundry room completes this unit.

In the center of the house is the heater room, large enough to handle a modern central heating unit which will serve every room.

If necessary, four rooms in this plan may be used as bedrooms. They are arranged in groups of two—each pair of bedrooms served by a bath. Plenty of closets are provided, and each room has a generous number of windows. The fourth, or den, is unusually versatile because it is situated at the front of the house with an almost-private entrance from the foyer.

A closet for coats is just across the hall from the foyer, and a linen storage closet large enough to hold the bedding and linens needed in a large household is located within easy reach of all bedrooms.

The trellis enclosing part of the front porch is designed to support climbers and affords a decorative touch as well as protection from the weather. A two-car garage with storage space in the rear is attached to the house by the breezeway. The small grassy area at the front of the breezeway would make a lovely spot for outdoor dining, and is guaranteed privacy by the dining room wing of the house which shields it from the street.


MASTER BED ROOM
16'-0" x 14'-0"
BATH
8'-0"x10'-0"
LIN.
BED ROOM
12'-0" x 14'-0"
STORAGE
STORAGE
GARAGE
20'-0 x 20'-0"
CLOS.
CLOS.
LAUNDRY
8'-0" x 7'-6"
BREEZEWAY
10'-0" x 8'-0"
CLOS.
W.H.
BED ROOM
12'-0" x 14'-0"
CLOS.
KITCHEN
12'-0"x 10'-0"
HEATER RM.
5'-0" x 6'-6"
BATH
9' x 7'-6"
LIN.
COATS
LINEN STORAGE
BREAKFAST
10'-6" x 8'-6"
CLOS.
DRIVE
DEN
14'-0" x 12'-0"
FOYER
7'-0" x 8'-0"
DINING RM.
15'-0" x 14'-0"
PORCH
13'-0" x 6'-0"
LIVING RM.
15'-0" x 22'-0"
54'-5"
54'-2"
20'-6"

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood frame covered with wood sheathing, building paper and stone or brick veneer with wood siding

Roof: Wood shingles

Porches: Concrete with cement topping

Windows: Wood, double hung

Doors and Trim: Three-panel doors with molded trim

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen, laundry and breakfast room. Tile floor and base in baths. Cement floor in garage

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscots in baths

Cabinets: Wood, combination job and mill made

Plumbing: Porcelain enamel, owner's selection

Hardware: Owner's selection

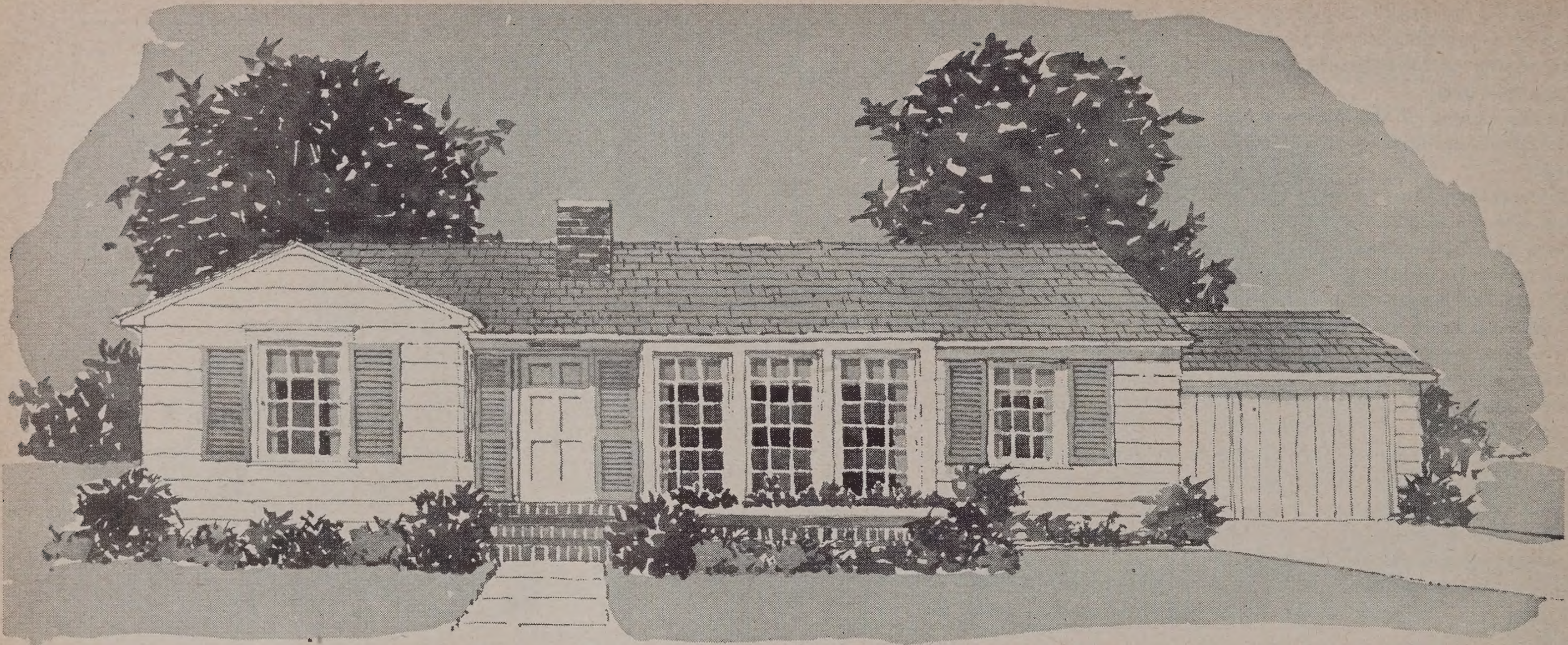
Fireplace: Detailed to complement the house

Heating: Central heating plant—design to be based on local conditions

Painting: Painted outside trim and wood siding; casein paint on interior walls; enamel in kitchen, laundry and baths. Windows, doors and inside trim, enamel. Colors, owner's selection

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection

House	2,415 square feet
Porches	158 square feet
Garage	525 square feet
Total	3,098 square feet



2093-C

Complete plans and specifications, $15

Traditional in Design — Functional in Detail

THIS is a type of house that appeals strongly to many people in this area because it embodies, on a modest, practicable scale, much of the dignity that characterized the more impressive homes of the Old South. Yet the interior arrangement is as modern as today. The house is designed to accommodate the family that wants up-to-date comforts along with the charm of a traditional background.

The tile-floored foyer is an interesting introduction to the house —leading from the brick-tile terrace which the visitor crosses as he approaches the front door. The tile flooring extends into the living room to form the hearth for the fireplace.

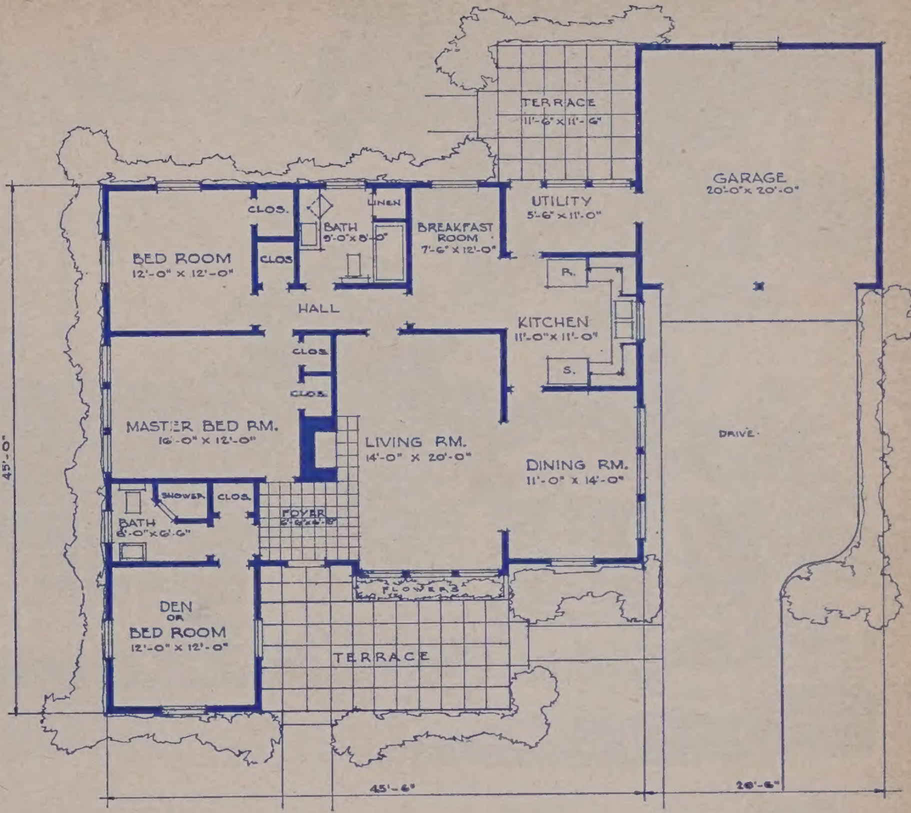
Three floor-to-ceiling windows at the front make the sizable living room seem even larger than it is and the open doorway into the dining room adds still more to the spacious effect.

The efficient U-shaped kitchen provides maximum work space in the best step-saving manner. The ample breakfast room achieves the effect of a separate room, but is close enough to the kitchen to keep the coffee from getting cold en route. A utility room at the rear of the kitchen provides a service entrance from the rear terrace as well as a sheltered door to the double garage, which is attached to the house.

One of the most attractive features of this plan is the isolated position of the front room on the left. It may serve as a guest room, insuring the occupant extraordinary privacy, or as a den or library, according to the family's needs.

The hallway and bank of closets form a natural soundproof wall separating the master bedroom and the smaller rear bedroom from the main portion of the house. The bath serving these two bedrooms is within a couple of steps of each room and is also convenient to the rest of the house. The bath adjoining the front bedroom or den can double as a powder room.

Twin closets in the bedrooms, ample linen storage in the main bath, and the utility room take care of normal storage problems.


TERRACE
11'-6"x11'-6"
GARAGE
20'-0"x20'-0"
UTILITY
5'-6"x11'-0"
CLOS.
LINEN
BATH
5'-0"x8'-0"
BREAKFAST ROOM
7'-6"x12'-0"
BED ROOM
12'-0"x12'-0"
CLOS.
HALL
KITCHEN
11'-0"x11'-0"
R.
S.
CLOS.
CLOS.
MASTER BED RM.
16'-0"x12'-0"
LIVING RM.
14'-0"x20'-0"
DINING RM.
11'-0"x14'-0"
DRIVE
SHOWER
CLOS.
BATH
6'-0"x6'-6"
FOYER
DEN OR BED ROOM
12'-0"x12'-0"
FLOWERS
TERRACE
45'-0"
45'-6"
20'-6"

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood frame covered with wood sheathing, building paper and wood siding

Roof: Wood shingles

Terraces: Brick tile

Windows: Wood, double hung

Doors and Trim: Colonial doors, molded trim

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen, utility and breakfast rooms. Tile floor and base in baths. Cement floor in garage

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Wood walls in foyer

Cabinets: Wood, combination job and mill made

Plumbing: Porcelain enamel, owner's selection

Hardware: Owner's selection

Fireplace: Detailed to complement the house

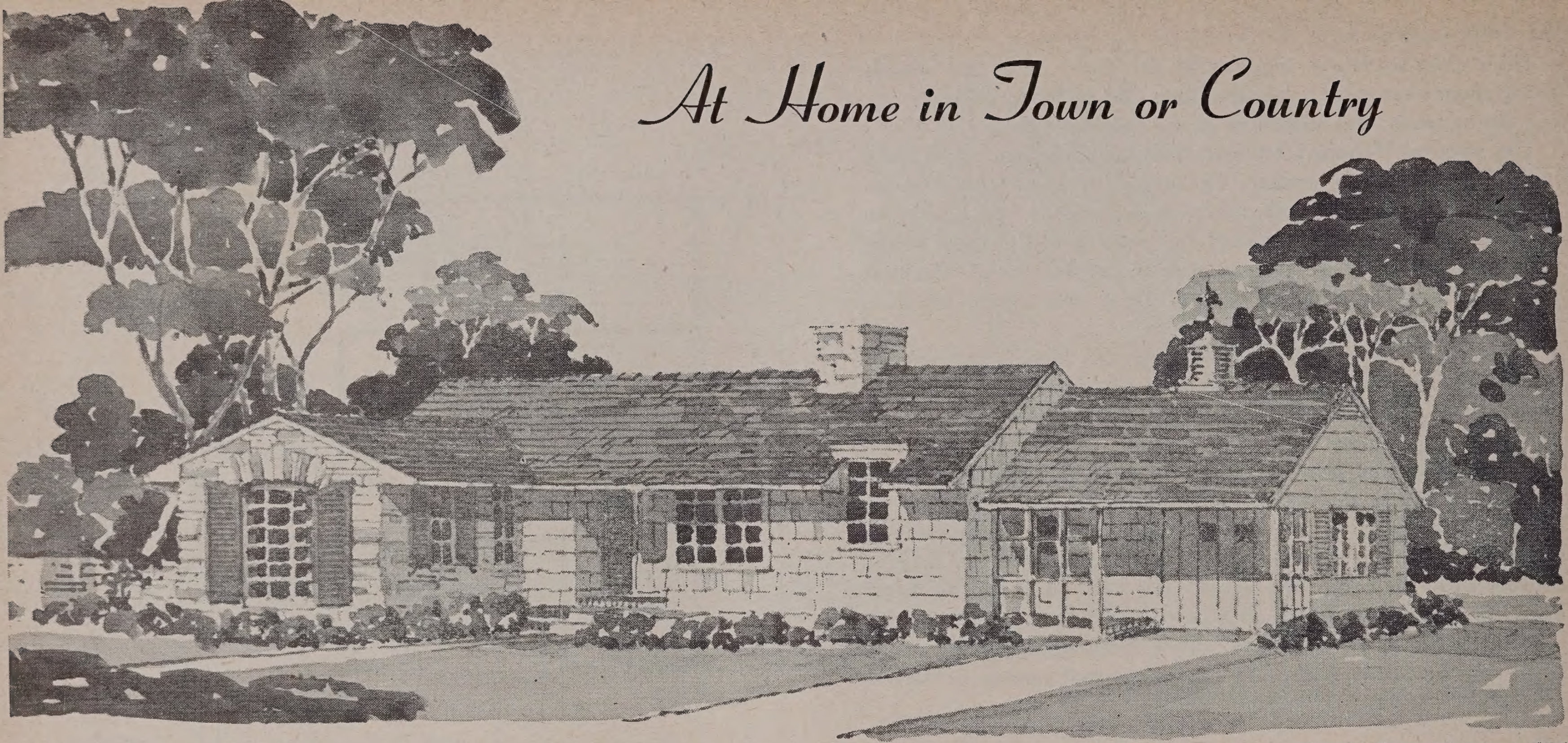
Heating: Space heaters

Painting: Painted outside trim and wood siding; casein paint on interior walls; enamel in kitchen, utility room and baths. Windows, doors and inside trim, enamel. Colors, owner's selection

Electric Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection

House	1,657 square feet
Garage	441 square feet
Total	2,098 square feet

At Home in Town or Country



2089-C

Complete plans and specifications, $15

THERE are many points to recommend this five-room plan, either to the confirmed city-dweller, or the suburbanite who has a sizable acreage. Its semi-rustic materials and long, low lines are definitely characteristic of the ranch-style house, but it can be easily and suitably corraled on a small city lot.

The exterior is interesting because of the balanced design and the unusual combination of materials. The projecting wing of random rubble stone forms a pleasing contrast to the shingle sides of the entry, breezeway and garage. A wood-shingled roof accents the spreading lines.

The sheltered entry leads to a foyer which effectively divides the house into service, sleeping and living areas.

Good wall space is an outstanding virtue of the living and dining rooms. Each has generous areas to cope with today's outsize sofas, breakfronts, and other pieces of furniture. The windows in these rooms are grouped to face a garden at the rear of the property. The living room features a fireplace which forms the partition wall between the two rooms.

The kitchen is given the increasingly popular forward position. It is blessed with generous cabinets and work space. It is close to the utility room and has access to the garage through the breezeway.

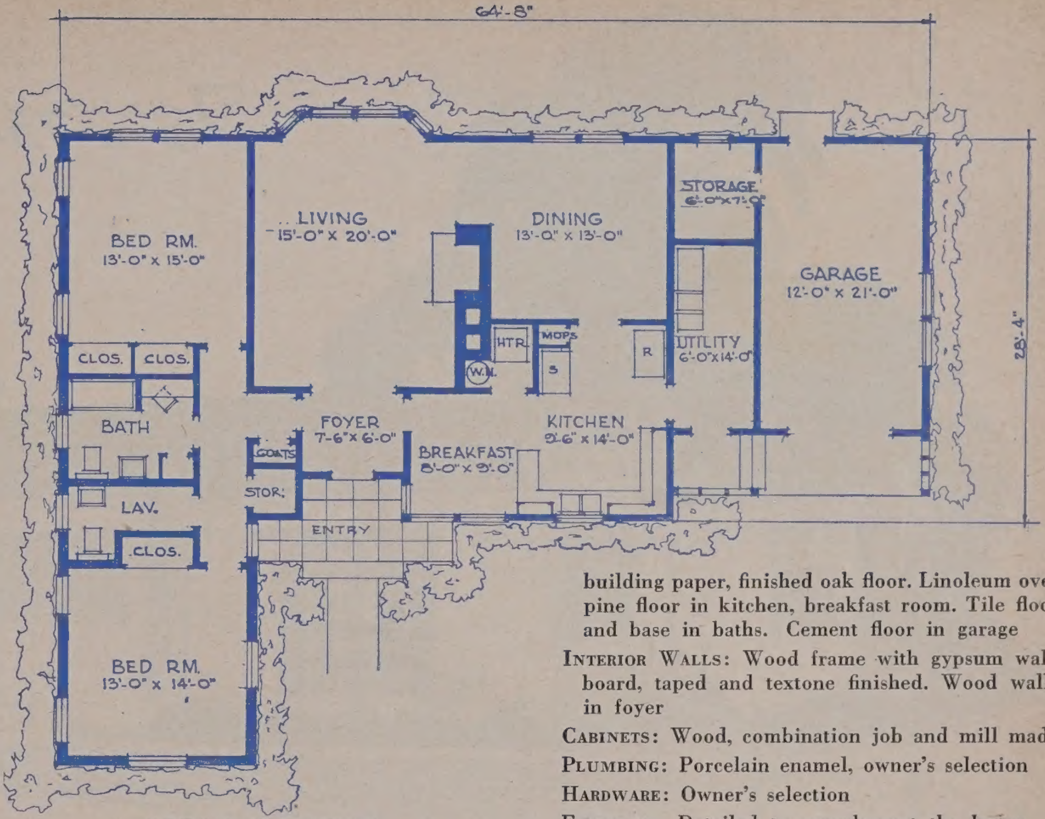
Adjacent to the kitchen—actually part of it—is the breakfast room. This is large enough to take care of the family meals, and such varied activities as study, sewing, or small children's indoor play. Corner windows give it ample light. A closet opening from the kitchen houses the hot water heater and the central heating system. It is close enough to the fireplace chimney to arrange for venting the heating system through that channel.

Two corner bedrooms occupy one entire end of the house. Both are of a comfortable size and have well-placed windows which allow for plenty of fresh air and light. Each room has convenient closet space.

To serve the master bedroom, there is a full bathroom with built-in dressing table and linen closet. A lavatory, designed as a powder room for guests, also helps to relieve crowding in the family bath during rush hours.

One of the most outstanding features of this plan is the absence of major "traffic lanes" through any room. Foyer and halls permit easy access to every part of the house. Adequate storage space is furnished by closets in the hallway and by a large, out-of-season storeroom opening off the garage.

This house fulfills all the requirements of the casual, comfortable style of living that is gaining popularity with both city folks and suburbanites throughout the South.



SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood frame covered with wood sheathing, building paper and stone, wood shingles, and wood siding

Roof: Wood shingles

Porches: Concrete

Windows: Steel casement

Doors and Trim: Slab or paneled doors—molded trim

Floor Construction: Wood floor joists, sub-floor, building paper, finished oak floor. Linoleum over pine floor in kitchen, breakfast room. Tile floor and base in baths. Cement floor in garage

Interior Walls: Wood frame with gypsum wallboard, taped and textone finished. Wood walls in foyer

Cabinets: Wood, combination job and mill made

Plumbing: Porcelain enamel, owner's selection

Hardware: Owner's selection

Fireplace: Detailed to complement the house

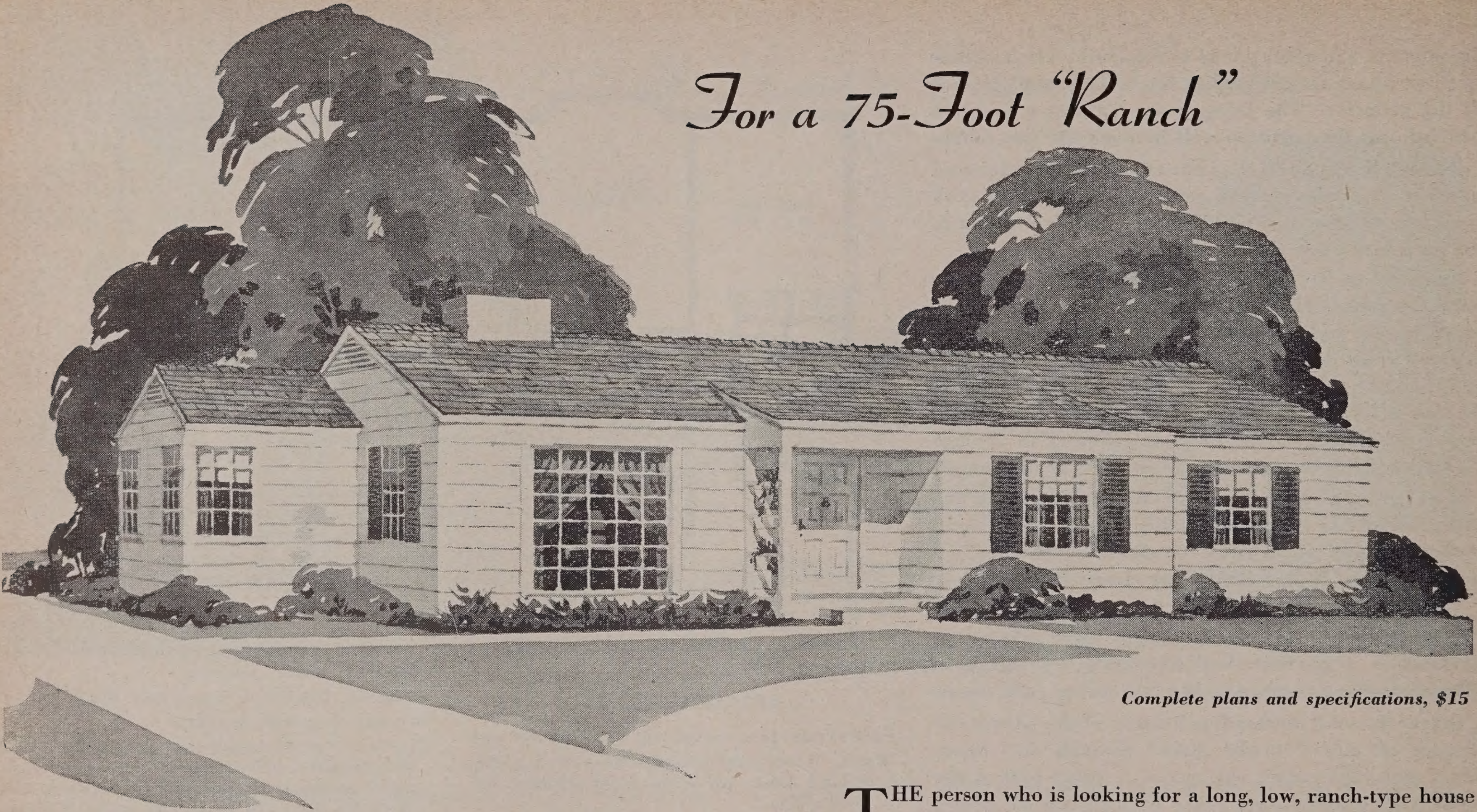
Heating: Central heating plant

Painting: Painted outside trim and wood siding; shingle siding, stained; casein paint on interior walls; enamel in kitchen, bath and utility room. Windows, doors and inside trim, enamel. Colors, owner's selection

Electrical Wiring: To meet local building and fire regulations; lighting fixtures, owner's selection

House—1,558 square feet
Garage—318 square feet
Total—1,876 square feet

For a 75-Foot "Ranch"



Complete plans and specifications, $15

2072-C

THE person who is looking for a long, low, ranch-type house that can be fitted to a 75-foot front, will find this plan of unusual interest. A three-bedroom house with a two-car garage, it has all the convenience and charm usually found only in much more expensive homes.

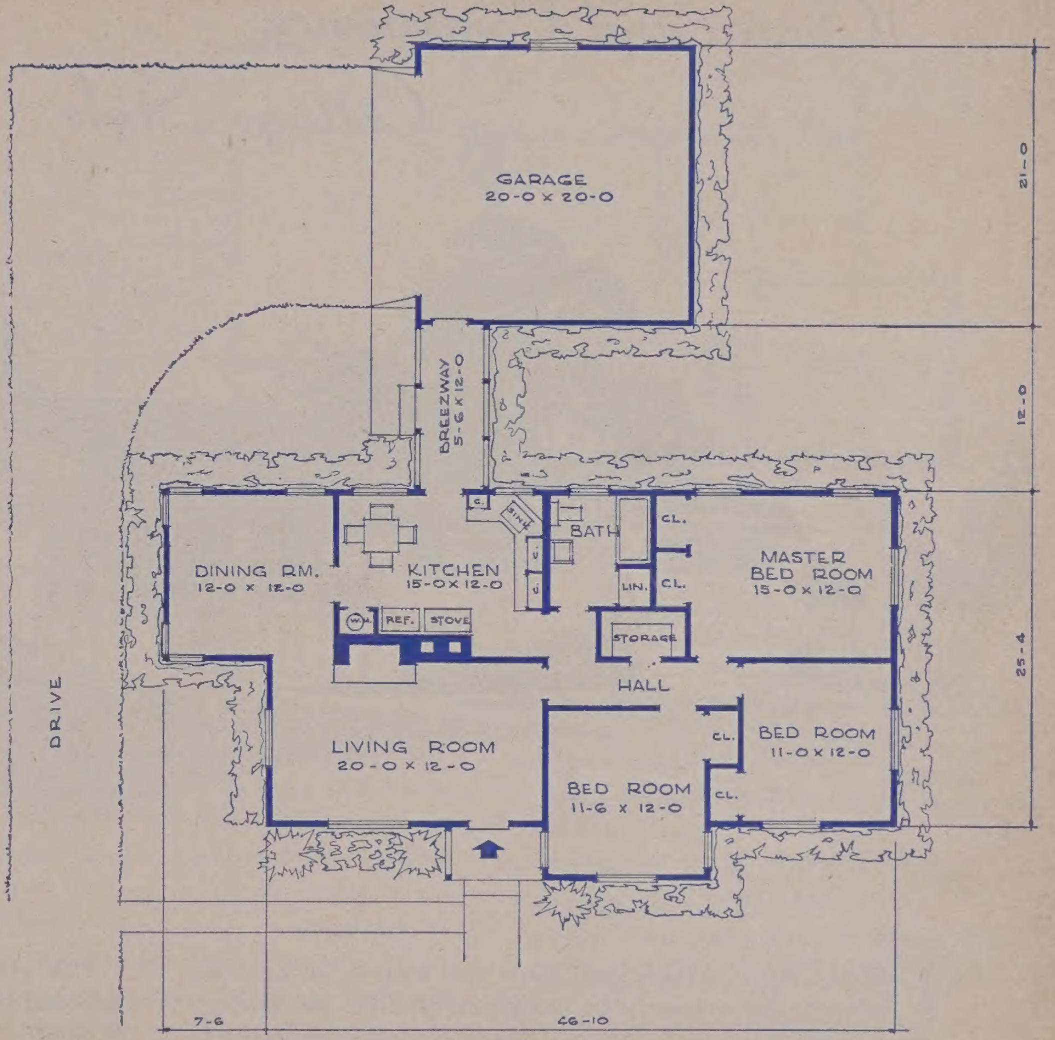
The large picture window and the fireplace opposite offer a fine opportunity for attractive furniture groupings. The kitchen, breakfast room and dining room are well placed with relation to one another, so as to assure efficient operation and saving in footsteps. The kitchen is connected to the garage by means of a screened breezeway.

The bath is placed next to the kitchen to simplify the plumbing installation and has the advantage of being in the center of the plan where it is equally accessible to all the rooms in the house. The hall in the bedroom wing has a large closet for storage. From the hall you enter the master bedroom, equipped with a Mr. and Mrs. closet. Each of the other bedrooms has one large closet. All three bedrooms have generous wall space for furniture.

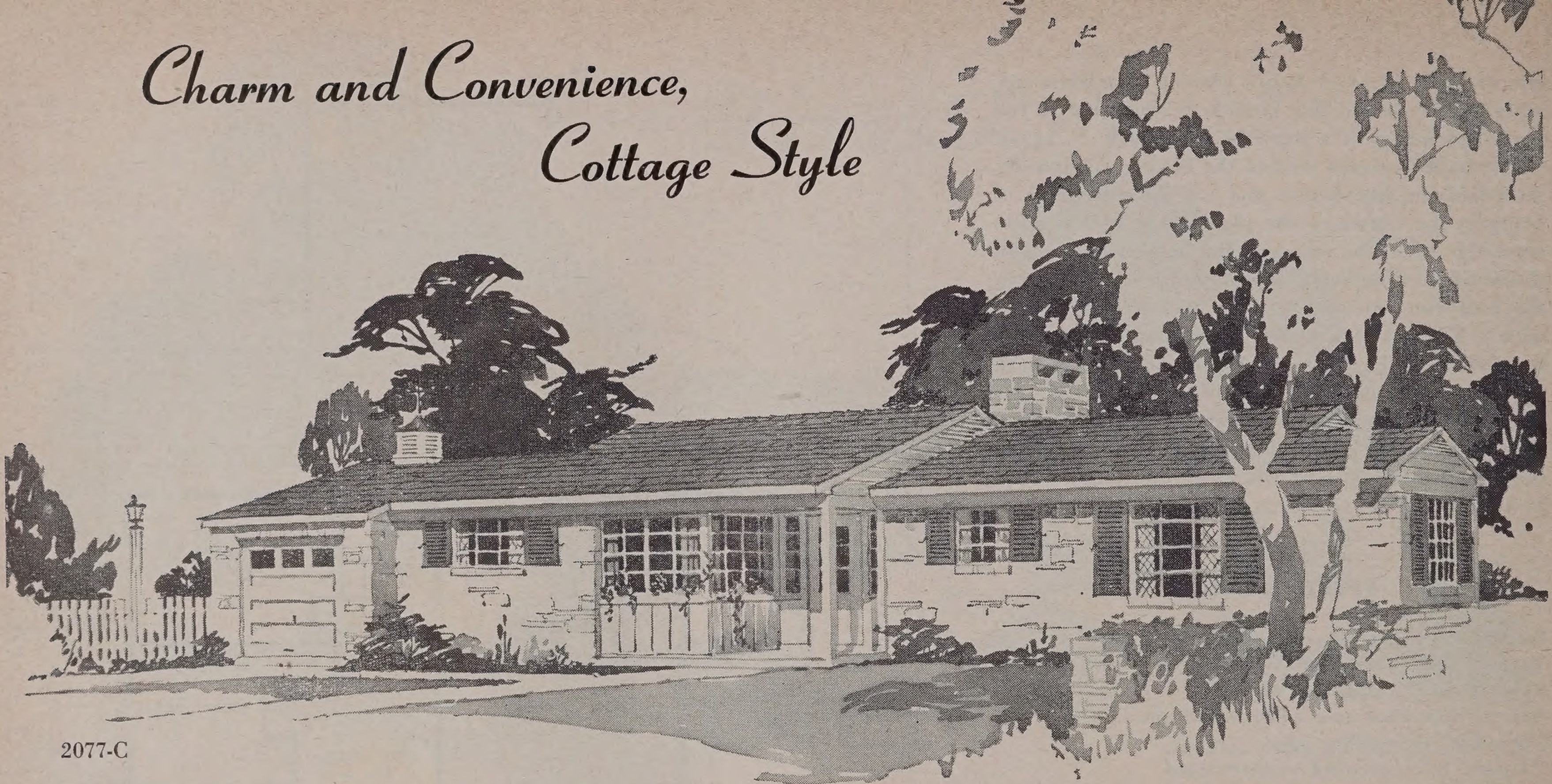
The convenient arrangement of the interior, coupled with the pleasing outside lines, makes this a simple, honest, livable house of which anyone might justly be proud.

SPECIFICATIONS

Foundation: Reinforced concrete
Walls: Frame construction
Roof: Wood or composition shingles
Heating: Individual space heater in each room
Insulation: Over ceiling joist
Windows: Stock-size wood, weatherstripped
Doors: Stock type as selected by owner
Floors: Oak over subfloor on wood joist. Kitchen and bathroom, linoleum. Porch, breezeway and garage, concrete
Cabinets: Mill made
Plumbing Fixtures: As selected by owner
Electrical Fixtures: As selected by owner
Painting: Interior, four coats; exterior, three coats


GARAGE
20-0 x 20-0
BREEZWAY
5-6 x 12-0
C.
SINK
BATH
CL.
LIN.
CL.
DINING RM.
12-0 x 12-0
KITCHEN
15-0 x 12-0
REF.
STOVE
MASTER
BED ROOM
15-0 x 12-0
STORAGE
HALL
DRIVE
LIVING ROOM
20-0 x 12-0
CL.
CL.
BED ROOM
11-0 x 12-0
BED ROOM
11-6 x 12-0
21-0
12-0
25-4
7-6
46-10

Charm and Convenience, Cottage Style



2077-C

FOR the lover of traditional Cape Cod houses, we have developed this compact plan, modifying the style and arrangement of rooms to give the maximum exposure necessary to summer comfort in the South and to provide for the development of outside areas for living and recreation.

This plan offers charming possibilities for either formal or informal living. A study of each room will reveal that no detail of comfort or convenience has been overlooked—even to details usually found only in much larger homes.

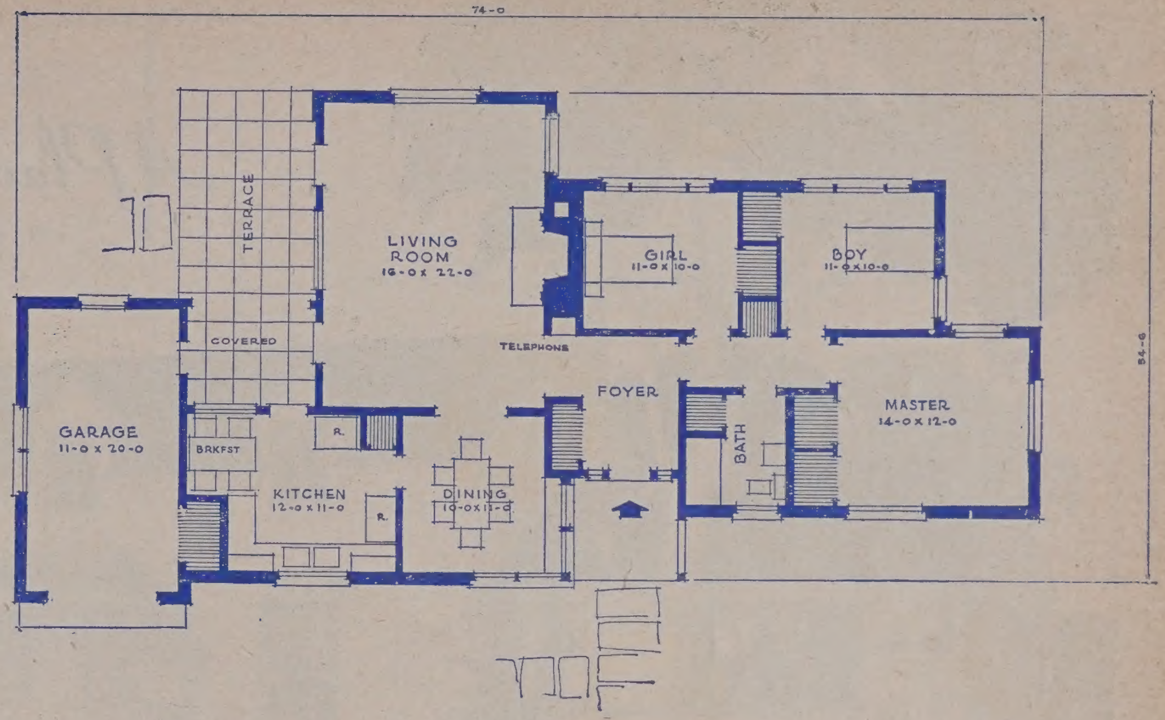
Entering the house from the covered porch you find a door flanked by sidelights in the traditional manner. In the foyer, space is provided for the storage of guests' coats. Close by, but not opening directly off the foyer, is the bath, which in the small home serves the dual purpose of family bath and powder room.

In the living room, across from the foyer, is a handsome picture window which makes the outdoors part of the room itself. On the opposite side is a fireplace, finished in keeping with the character of the room. In the dining room is a unique grouping of windows with built-in storage space underneath for linens and tableware.

The kitchen is designed with an eye for efficiency—with the working units arranged in a "U" and the breakfast nook at one side. A door leading from the kitchen to the terrace makes it easy to serve meals out of doors as well as in the dining room. The partially covered terrace affords a protected passage to the garage.

The sleeping unit has space and adequate clothing storage for four active persons. The bathroom is conveniently located in relation to all bedrooms. There is an extra storage closet in the hall.

The materials selected for the exterior bear out the Cape Cod effect.



SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type

Walls: Wood frame faced with ledge rock veneer, wood siding and boards with battens

Porches and Terraces: Concrete slab with cement finish

Roof: Wood shingles

Windows: Steel casement type

Doors and Trim: Six-panel Colonial type doors with molded wood trim

Floor Construction: Wood joists, subfloor, building paper, with oak finish floor, filled and waxed

Interior Walls: Wood studs, lined with gypsum board, taped and textoned

Cabinets: Wood, mill made

Plumbing Fixtures: Porcelain enamel on cast iron or steel

Light Fixtures: To be selected by owner

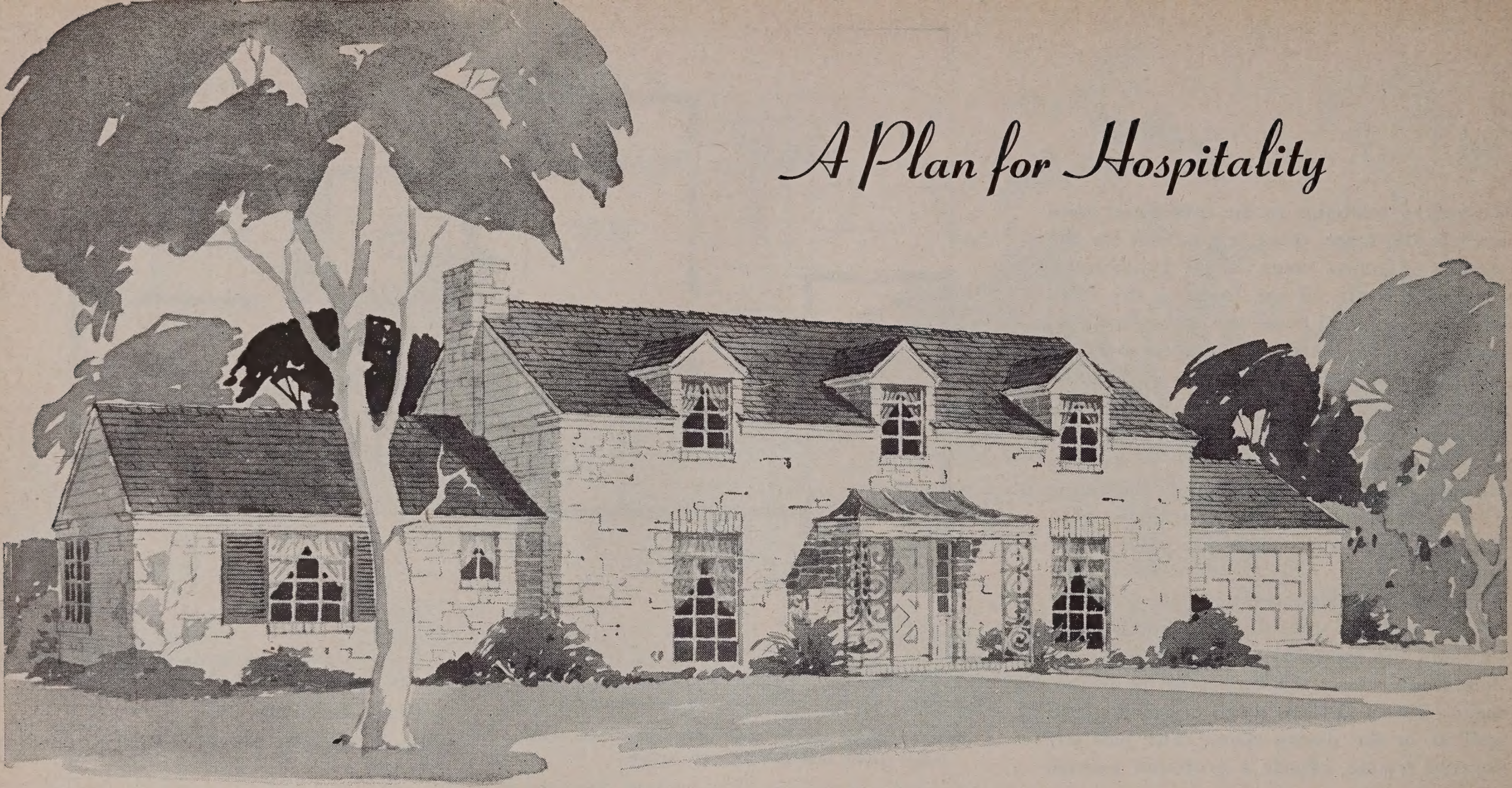
Hardware: To be selected by owner

Painting: Three coats on exterior woodwork; three coats on interior woodwork, except kitchen and bath, which are to receive one extra coat of enamel

Fireplace: Detailed to complement interior of house

Heating: Space heaters for oil or gas, or the owner can consult the nearest heating appliance company

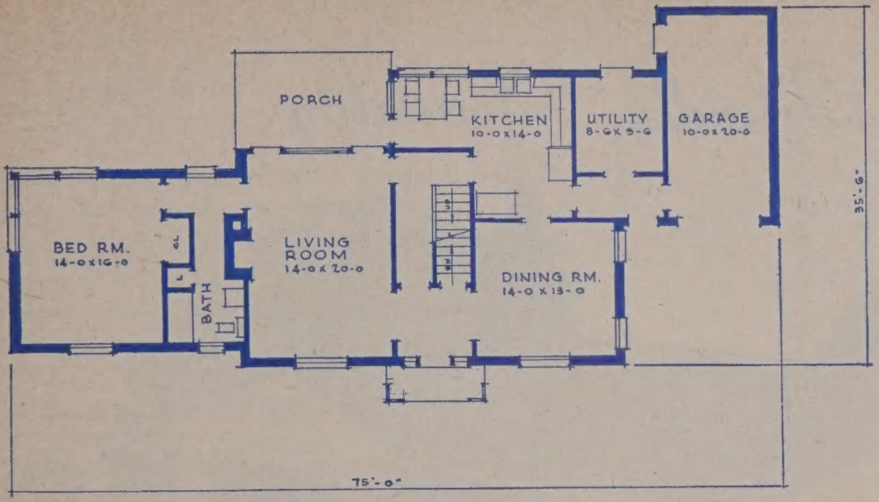
A Plan for Hospitality

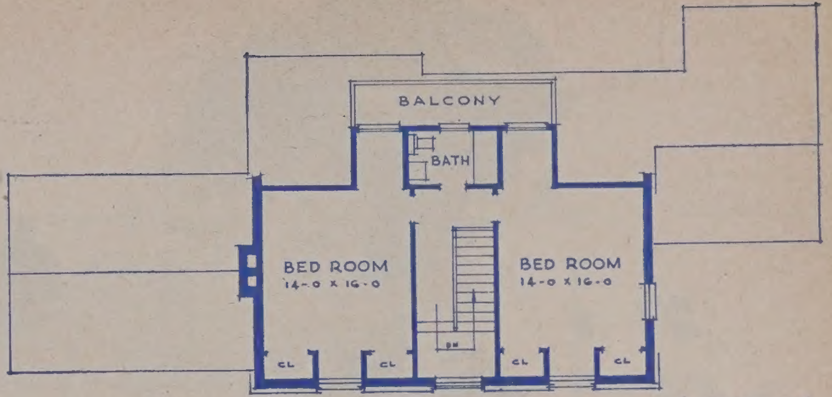


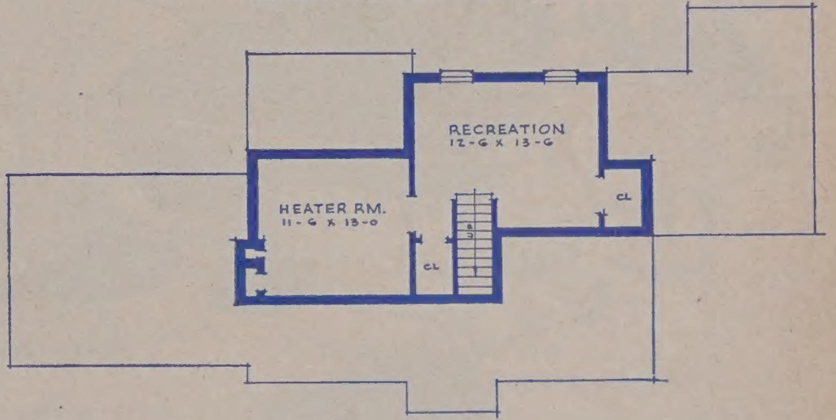
2075-C

WHILE this house is designed primarily for the comfort and convenience of the family, there are few homes of its modest size that are so well arranged for entertaining.

There is a good-sized guest bedroom on the first floor with its own bath and ample closet space. The living room is large and opens onto a porch that makes a pleasant outdoor sitting or dining room in summer. The kitchen is conveniently located in relation to the living room, dining room and porch. The basement recreation room provides a wonderful place for informal entertaining and for children's indoor games.


PORCH
KITCHEN
10-0x14-0
UTILITY
8-6x9-6
GARAGE
10-0x20-0
BED RM.
14-0x16-0
CL
L
BATH
LIVING
ROOM
14-0x20-0
DINING RM.
14-0 x 13-0
35'-6"
75'-0"


BALCONY
BATH
BED ROOM
14-0 x 16-0
BED ROOM
14-0 x 16-0
CL
CL
CL
CL


RECREATION
12-6 x 13-6
HEATER RM.
11-6 x 13-0
CL
CL

The exterior of the house, with its long windows and its attractive doorway framed by wrought iron trellises, has individuality and charm. The roof drops down to form dormer windows in the second story. This adds to the interest of the exterior design and it also effects a saving in money because it cuts down the amount of exterior wall and framing material.

As you enter the house from the front you come into a foyer that has openings leading to the living room, dining room and to the stair hall. The living room is large and attractively designed. On the inside wall opposite the entrance is a Colonial fireplace.

On the other side of the house is the dining room—which is ample in size—and the kitchen, breakfast area and utility room. Beyond the utility room is the garage, which is attached to the house for convenience and economy.

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Frame construction with stone veneer and wood siding. Asbestos siding can be substituted

Insulation: 4" of insulation over second story

Roof: Wood shingles (owner can use other type)

Windows and Doors: Stock-type mill-made doors; steel casement windows

Floors: Bath, tile; kitchen, linoleum; laundry, concrete; rest of house, oak; garage, concrete

Interior Walls: Sheetrock and textone (If he prefers, the owner can use plaster or wood finish by arrangement with his builder)

Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

Cabinets and Stairs: Mill made of wood

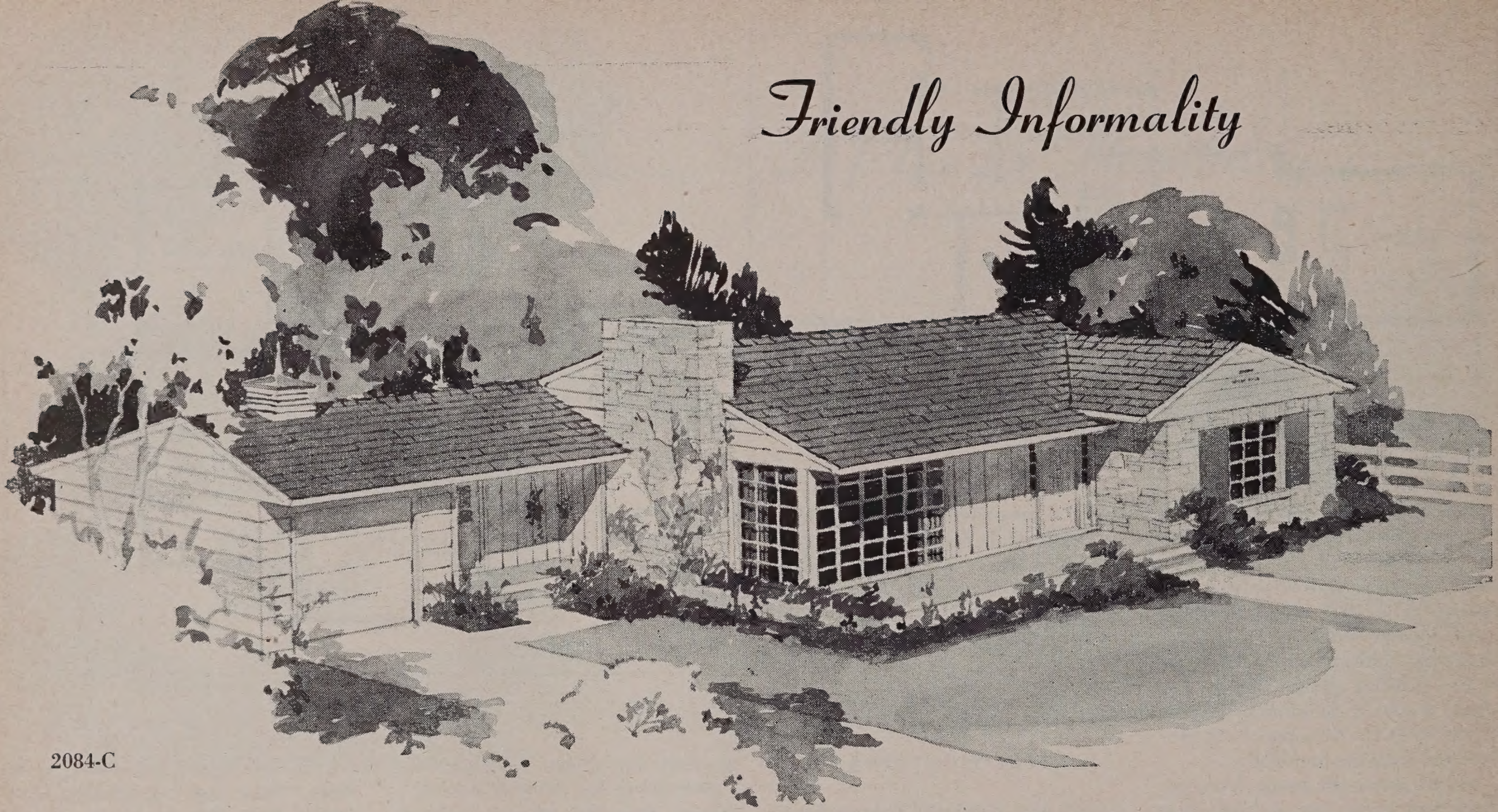
Paint: Three coats on exterior woodwork, three coats on interior, except kitchen, halls and baths, which should receive one extra coat of enamel

Light Fixtures: To be selected by owner

Fireplace: Stock mantel, Colonial design

Heating: Central heating unit in basement. Owner can substitute gas space heaters if central heating is not required in his locality

Friendly Informality



2084-C

IN THE best tradition of the Southwest, this low, spreading house has the air of informal hospitality that is making the ranch-style home increasingly popular in every section of the South. The long front porch extends a welcome and the overhanging eaves give a sheltered effect. Vertical board is used on the side walls of the porches, and the large chimney, which extends to form a flower box, is of field stone.

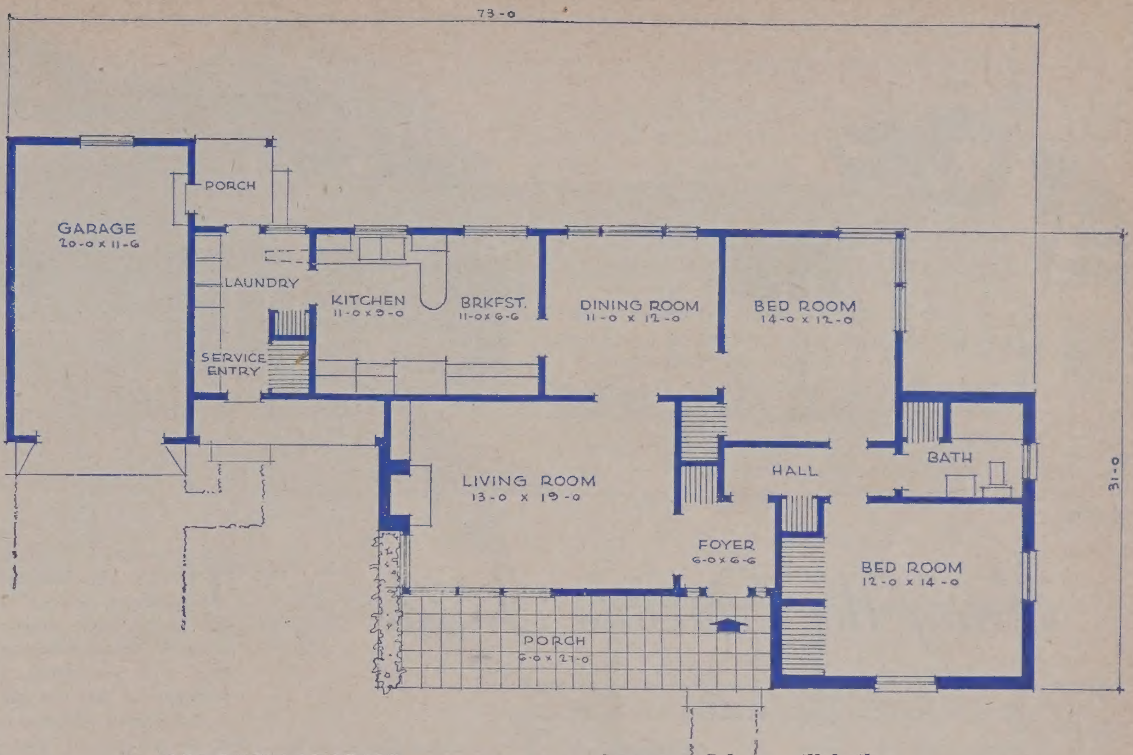
A foyer makes it possible to enter or leave the living or sleeping section of the house without disturbing activities of the other section.

The living room, with its fireplace, built-in book shelves, and corner picture window has a great deal of character. It is intimate and comfortable—a pleasant center for family life or for entertaining. It is planned with a minimum number of doors, which leaves more free wall space for furniture arrangement. The adjoining dining room has a bank of windows overlooking the garden.

The corridor-shaped kitchen is compact, placing everything within easy reach. The sunny breakfast nook makes a convenient setting for quick meals, or an ideal place for young children to prepare homework under Mother's supervision. The laundry room is located adjacent to the kitchen.

The garage and driveway are well placed in relation to the outside entrances to the house, which saves steps for the family and also for anyone making deliveries to the home. The service entry has a handy storage closet. An additional closet in the laundry will accommodate cleaning tools and supplies.

The bedroom wing is separated from the main portion of the house by groups of closets which help to minimize noise, in addition to supplying generous storage space. Each bedroom features a distinct type of window arrangement. The bathroom is located between the two bedrooms and is provided with a linen closet.



SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Terrace and Porches: Concrete

Walls: Frame construction with horizontal and vertical wood siding; field stone veneer around bedroom and bath and at chimney

Insulation: Over ceiling

Roof: Wood shingles

Windows: Steel casements

Floors: Varnished oak; kitchen and bath, linoleum

Wainscot: Kitchen and bath, tile board

Cabinets: Job or mill built

Interior Finish: Sheetrock, textoned and painted

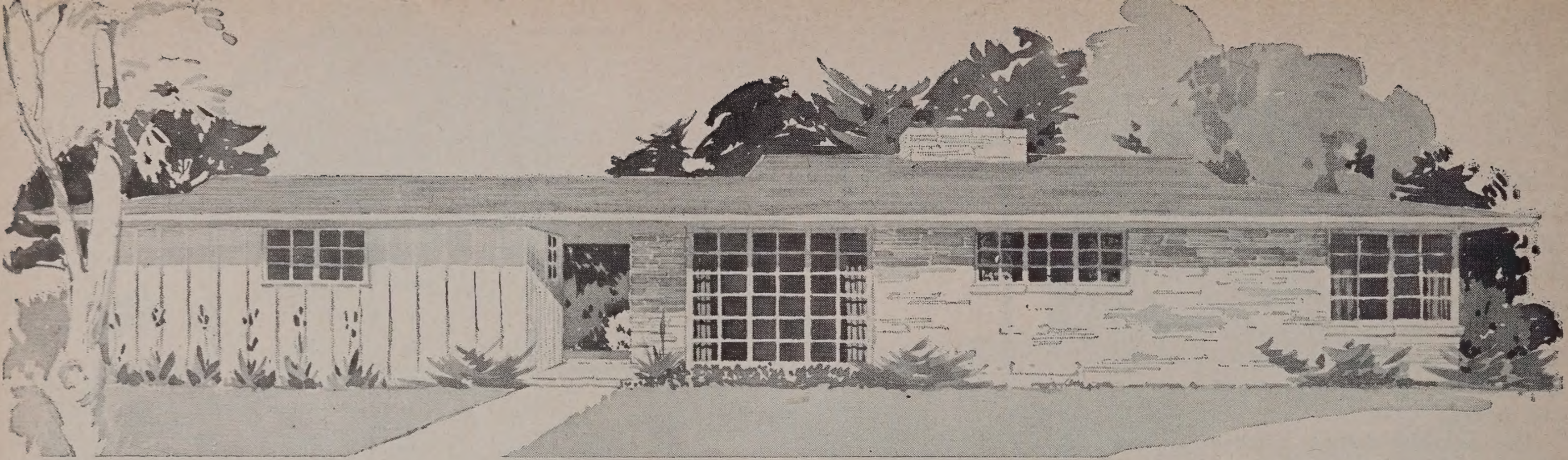
Painting: Three coats on exterior woodwork. Sheetrock, taped joint treatment with textone and two coats paint; kitchen and bath, three coats. All interior wood, three coats paint

Fireplace: Brick faced with brick hearth

Plumbing: For municipal service. Fixtures, cast iron or steel, porcelain finish—owner's selection. Gas-fired water heater

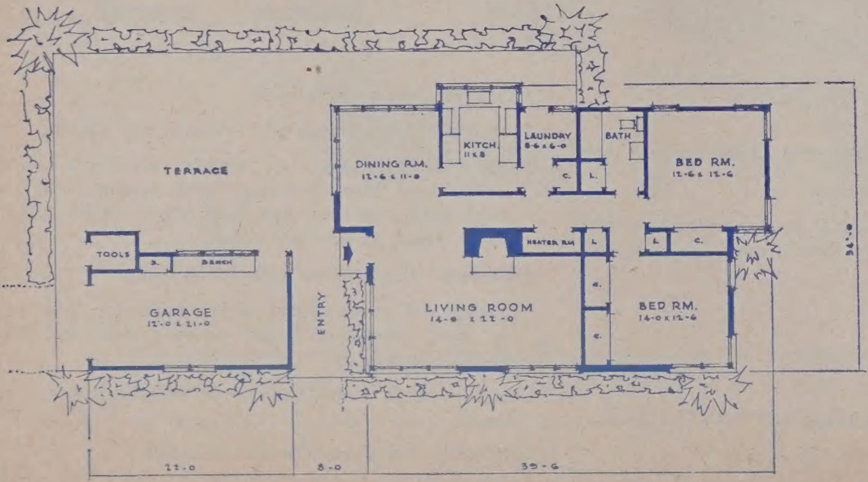
Heating: Unit room heaters or central heating, gas fired

Electrical Fixtures: Owner's selection



2068-C

Bring the Outside Inside



TODAY you hear a lot of talk about "outdoor, indoor" living, which simply means that more thought is being given to the development of house plans that will gracefully combine the best features of the outside terrace, passages and the lawn with the inside of the house. It is a type of plan particularly well suited to our climate and mode of living in the South.

The house shown here would fit best on a corner lot, or a 100-foot inside lot. Behind the garage is the main terrace, partially covered by the roof of the garage. The living room is quite sizable and is well lighted and ventilated by large windows. In the dining area, all the wall space not actually required for furniture is given over to windows. The kitchen is large and arranged for easy preparation of meals. Next to the kitchen is a combination entrance and laundry room and next to that space is the bath. The bedrooms are large and both of them have considerable closet space.

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Frame construction with stone veneer and wood siding.

Insulation: 4" between ceiling joists

Roof: Wood shingles

Windows and Doors: Prefabricated

Floors: Bath to be tile; kitchen and laundry, linoleum; rest of house, oak

Interior Walls: Sheetrock and textone

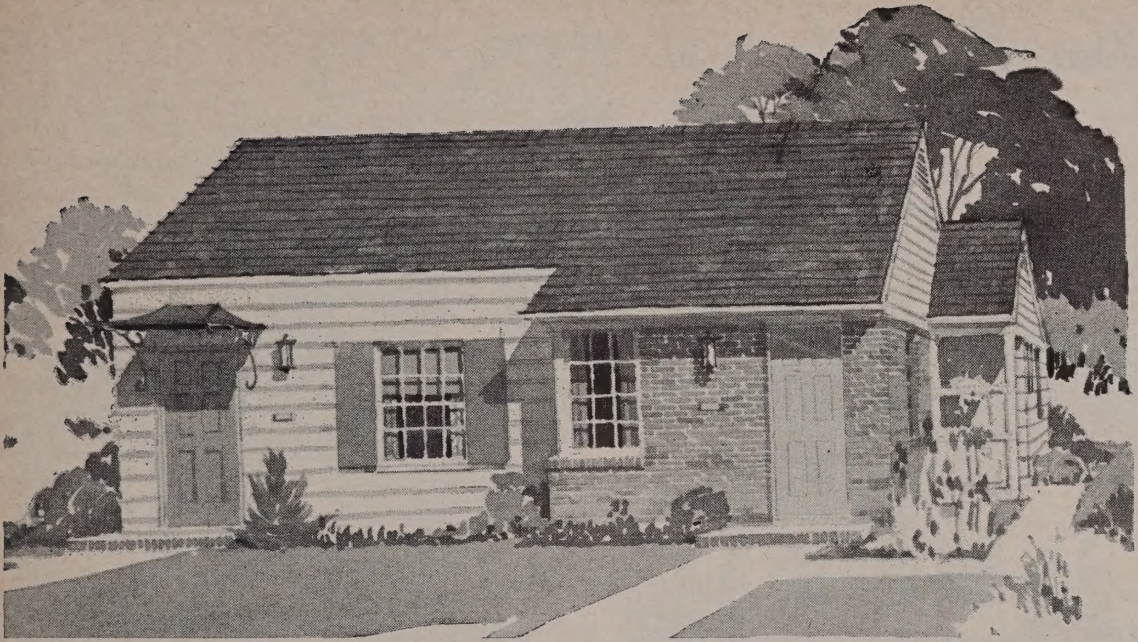
Cabinets: Mill made, of wood

Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

Light Fixtures: To be selected by owner

Painting: Three coats on exterior woodwork, three coats on interior, except kitchen, halls and bath which should receive one extra coat of enamel

Heating: Individual space heaters in each room. Or owner can work out with nearest heating engineer requirements for central heating unit and install it in one of storage rooms



2067-C

A Duplex that Doesn't Look It

IN THE past, the advantages of the two-family house were frequently offset by a lack of individuality, privacy and residential character in design. But the modern duplexes are as attractive as they are practical, and these is nothing about their exterior design to stamp them as two-family houses.

This neat little two-family dwelling has definite individuality in both floor plan and exterior design. The plan is compact, yet each room has ample space for comfortable living. There is enough wall space to permit the owner to rearrange the furniture as often as he likes.

The unit on the left has an entrance on the left front. The door is protected by a metal hood with an interesting little wrought iron bracket as a support. The unit on the right has a front wall of brick which distinguishes it from the other unit and adds much to the residential appearance. The front entrance to the unit is on the right of this wall, opening into the end of the living room.

The combination of frame and brick and the use of wood blinds at the center window definitely place this duplex in a class with one-family residences of the same size.

Separate front and service entrances give privacy and afford quick access to any part of the two units.

All rooms are well ventilated and the storage and closet space is generous. The living rooms are large enough for a table to be placed next to the kitchen for dining purposes.

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Both masonry and frame construction

Roof: Wood shingles

Windows: Prefabricated, factory-fitted units

Doors: Doors and trim prefabricated

Floor Construction: Concrete slab with 2" x 2" wood sleepers and pine subfloor. Building felt and finish oak floor. Platform floors, concrete

Interior Walls: Sheetrock and textone

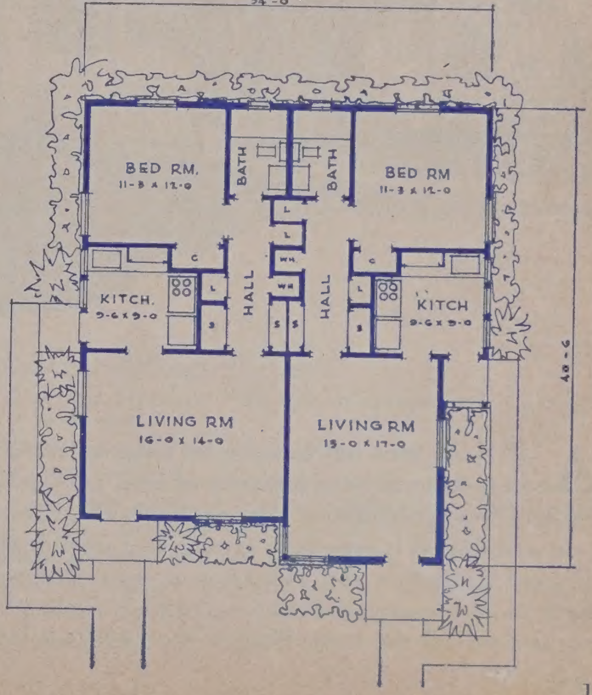
Painting: Interior painting to be three coats; all exterior woodwork, three coats

Heating: Gas-fired heating unit in each room

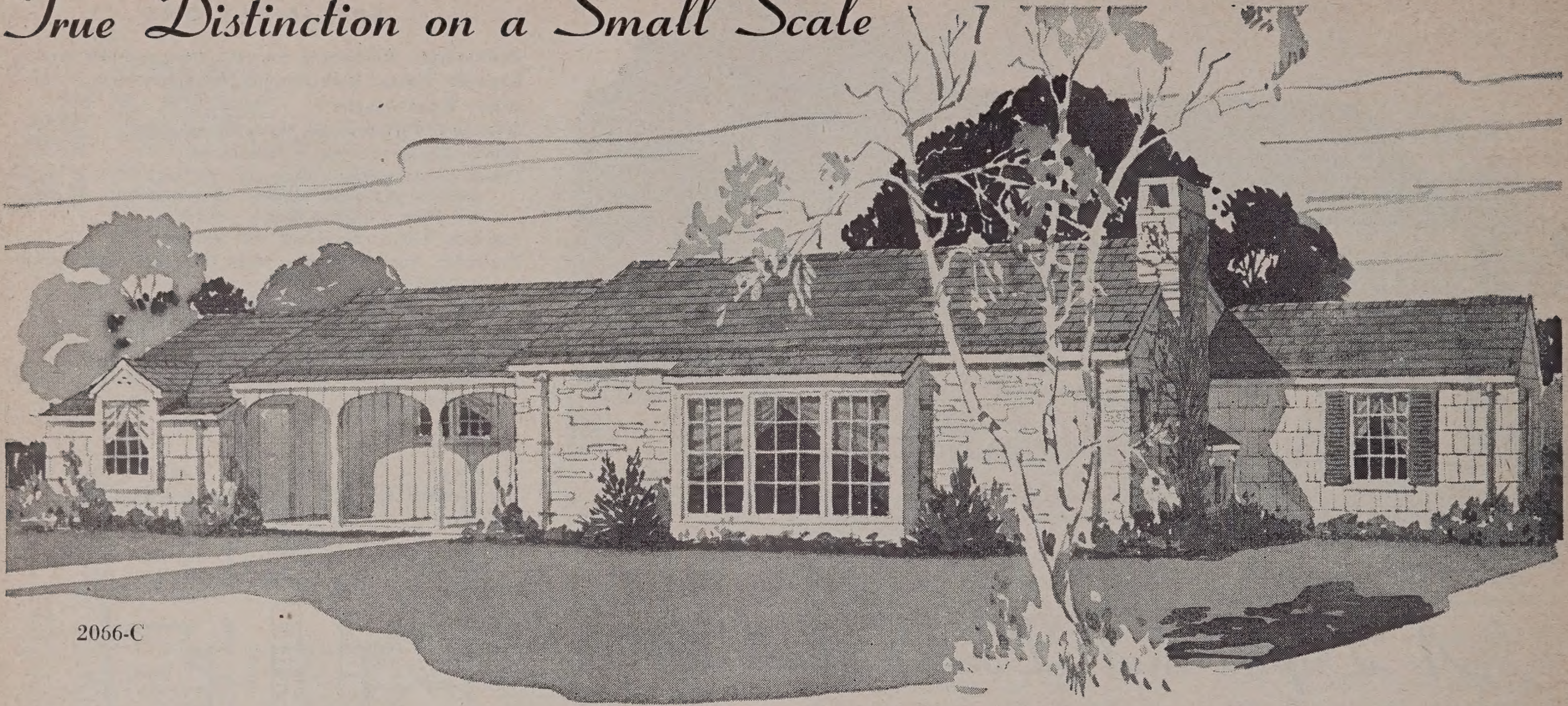
Insulation: 4" between ceiling joists

Electric Fixtures: As selected by owner

Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled



True Distinction on a Small Scale



2066-C

A HOUSE does not have to be large to achieve distinction. But it does have to have integrity of line, good proportion and individuality. This two-bedroom plan possesses all of these attributes.

In addition, it is especially arranged to provide the maximum amount of cross ventilation and protection against extreme climatic conditions. Each room has several windows and they are so placed as to catch both the breeze and the light. Besides the provisions for good summer ventilation, the house has been insulated for protection in both summer and winter. This insulation is between the ceiling joists throughout the house.

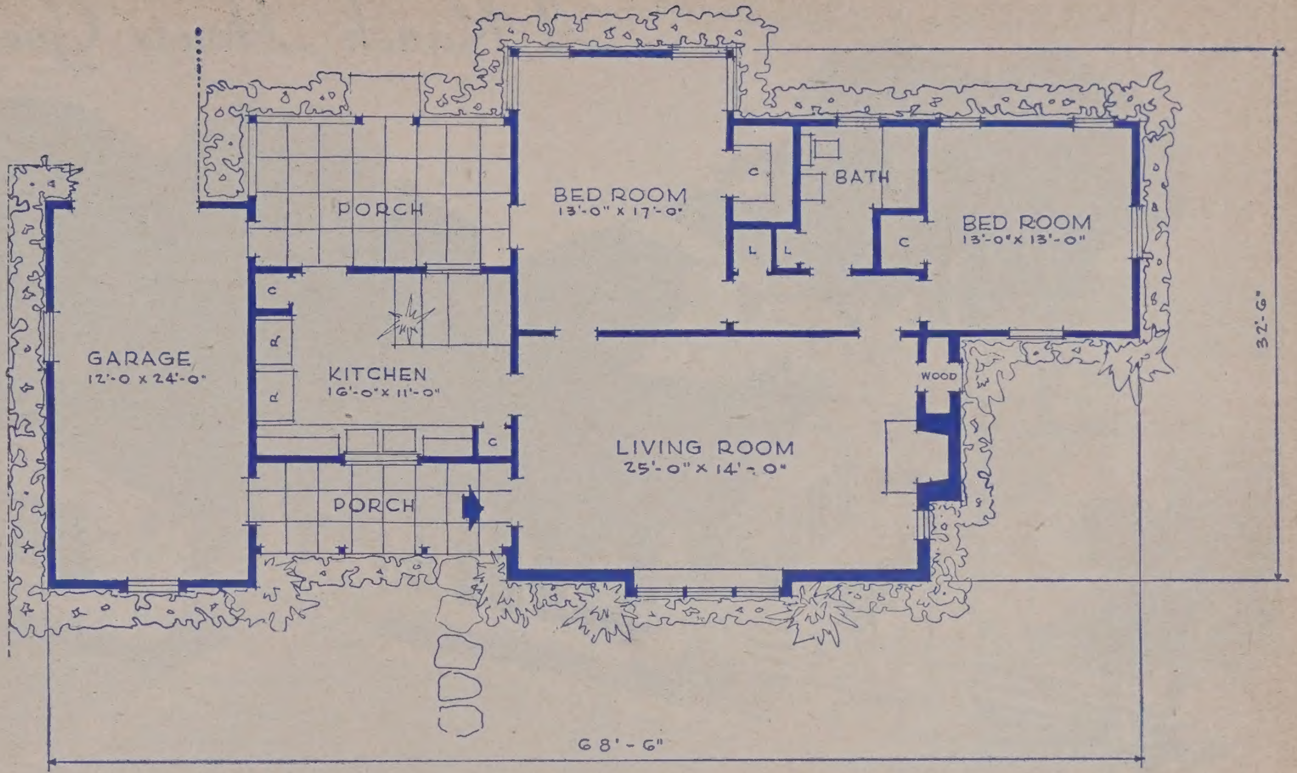
There is enough wall space to permit several different arrangements of furniture—a boon to the woman who likes to change things around every so often.

The main entrance door is on the end of the porch between the garage and the living room. The living room is large enough for both a living and a dining room. The large window in the front wall of this room is primarily an exterior design feature, but it offers an excellent opportunity for the use of unusual drapery or some particularly interesting piece of furniture. The main interior feature of this room is the fireplace with a window on one side and a woodbox on the other.

If the owner does not wish to set the dining table in the living space, there is a built-in alcove in the kitchen for dining purposes.

Just behind the kitchen is a screened porch that can be made into a delightful summer sitting room or dining room. Next to the kitchen and connected to the house is the garage, reached from either the front or rear porch.

There are two large bedrooms with one good-size closet in each room. The bath between these rooms has the standard fixtures and a built-in linen closet.



SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Frame construction with stone veneer, shakes and siding

Insulation: 4" over attic space

Roof: Wood shingles (owner may substitute other material)

Windows and Doors: Stock type, mill made

Floors: Bath, tile; kitchen, linoleum; rest of house, oak

Interior Walls: Sheetrock and textone

Cabinets: Mill made, of wood

Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

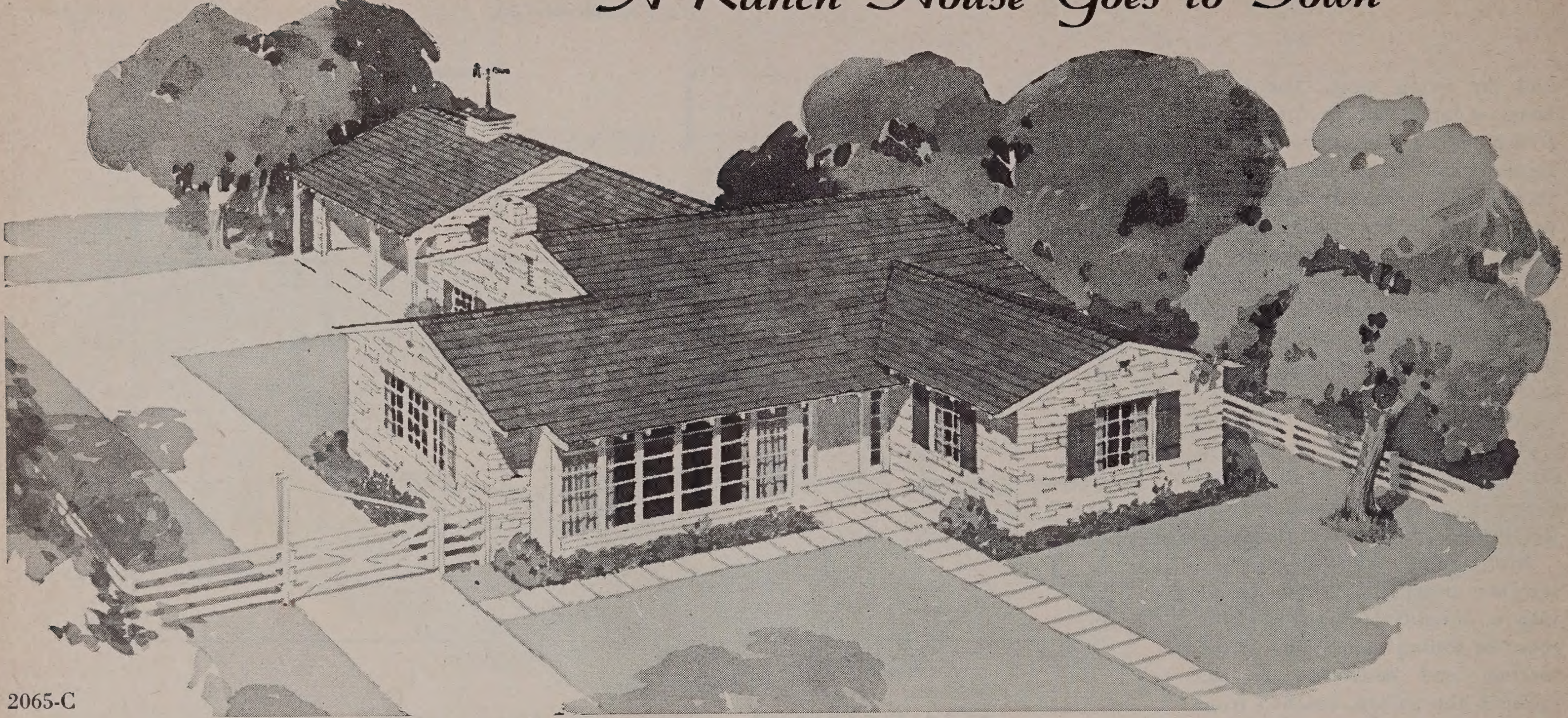
Light Fixtures: To be selected by owner

Painting: Three coats on exterior woodwork, and three coats on interior, except kitchen, hall and bath, which should receive one extra coat of enamel

Fireplace: Mill made, as detailed

Heating: Individual space heaters in each room. However, owner can work out a different system with nearest heating engineer if he wants some other type system

A Ranch House Goes to Town



2065-C

THE term "ranch house" brings to mind such wide open spaces that prospective builders in towns and cities often pass up this interesting style of architecture in their choice of plans. Yet this type of house—which is particularly well suited to the climate and terrain of many sections of the South and Southwest—is easily adapted to a small lot and to the life of the urban family.

The plan shown here is especially designed to meet the requirements of the ranch-minded city dweller. It has all the best features of the streamlined modern home, it is distinctly ranch style in character, and it can be built on a 60-foot lot.

The use of native stone gives the house an indigenous quality and the definite character which is the basic requirement of pleasant living.

Other masonry materials, used in a simple and straightforward manner, will also produce a pleasing design. We have used wood shingles for the roof. Large windows give light and ventilation.

The house can be entered from either the street or the driveway. The entry itself opens into the living area and also into a hall which connects with the rest of the house. This arrangement makes for convenience in every-day living, since it is possible to walk from the kitchen to the bedrooms or to answer the front doorbell without going through the living room.

Each room is large, well lighted and ventilated, and there is plenty of wall space for furniture. There are plenty of closets for clothes and general storage. The dining space is a simple alcove off one end of the living room.

The house is connected to the garage by a breezeway and a utility room, ideally suited for laundry and general housework. The garage is a two-car arrangement, reached from the side entrance. When open the overhead doors provide a space of protected outdoor living. The entire scheme is well organized, and it presents interesting possibilities for the development of planting areas.

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Frame construction with stone veneer

Insulation: 4″ of insulation between ceiling joist

Roof: Wood shingles. (Owner can use other type roofing without difficulty)

Windows and Doors: Stock type, mill made

Floors: Bath to be tile; kitchen, linoleum; rest of house, oak

Interior Walls: Sheetrock and textone. (Plaster or wood finish can be substituted by arrangement with the builder)

Cabinets, etc.: Mill made, of wood

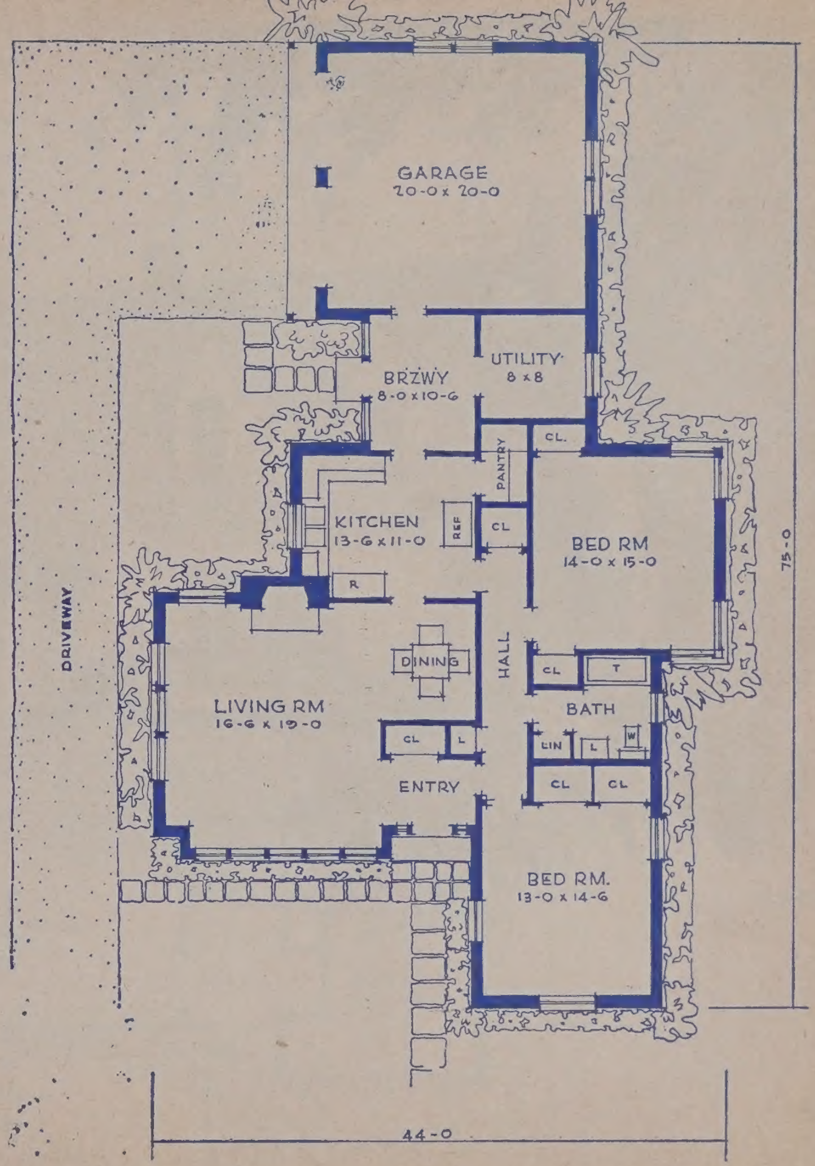
Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

Light Fixtures: To be selected by owner

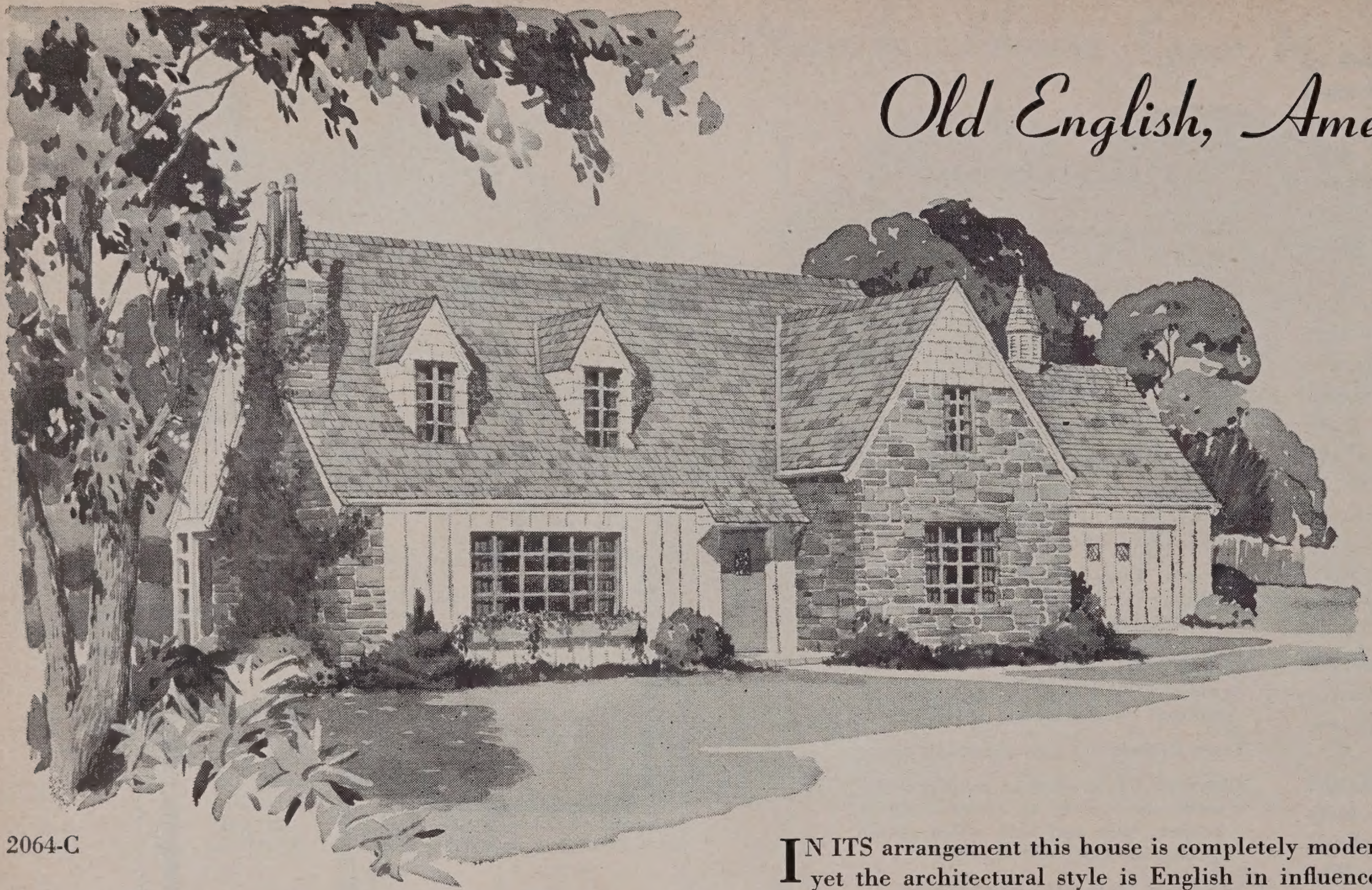
Painting: Three coats on exterior woodwork, three coats on interior, except kitchen, halls and bath which should receive one extra coat of enamel

Fireplace: Stone face, wood mantel

Heating: Individual space heaters in each room. However, the owner can work out with his heating engineer the requirements for a central heating unit, using the utility room for the furnace



Old English, American Plan



2064-C

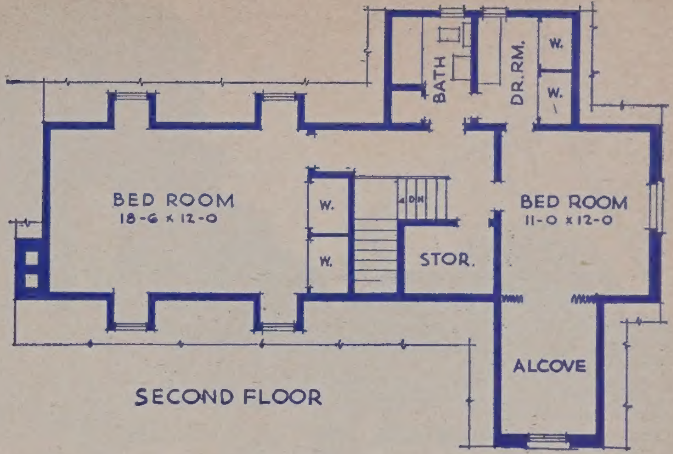
IN ITS arrangement this house is completely modern and typically American, yet the architectural style is English in influence, giving it an Old World charm and atmosphere. It is constructed of stone and wood siding.

A centrally located foyer leads directly from the front door to the living room, first-floor bedroom and kitchen. The large living room has a fireplace and built-in bookcases at one end and well-arranged windows along the front. Just back of the living room is a large porch which can be used as an outdoor dining or sitting room.

There is a formal dining room conveniently located between the living room and kitchen, but for snacks and family meals there is a built-in booth at one end of the kitchen. Next to the kitchen is a laundry room.

The first-floor bedroom can be used as a family bedroom, guest room or study. The other bedrooms are on the second floor. Each one is large and well ventilated and has ample closet space. There is also good storage space on the second floor.

The plan calls for a full story and a half, but the owner, if he prefers, can arrange with his builder to complete only enough of the second floor to meet his present needs and finish the other rooms on the second floor at some later date. No basement is provided for in the plan, but one can be added if it is required.


BATH
DR. RM.
W.
W.
BED ROOM
18-6 x 12-0
W.
W.
DN
STOR.
BED ROOM
11-0 x 12-0
ALCOVE

SECOND FLOOR

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Frame construction with stone veneer and wood siding. (Owner may substitute asbestos siding)

Insulation: 4 inches of insulation over second story

Roof: Wood shingles. (Owner may use other type roof)

Windows and Doors: Stock type, mill made

Floors: Baths, tile; kitchen, linoleum; laundry, concrete; rest of house, oak; garage, concrete

Interior Walls: Sheetrock and textone. (Owner may use plaster or wood finish by arrangement with his builder)

Cabinets, Stairs, etc.: Mill made of wood

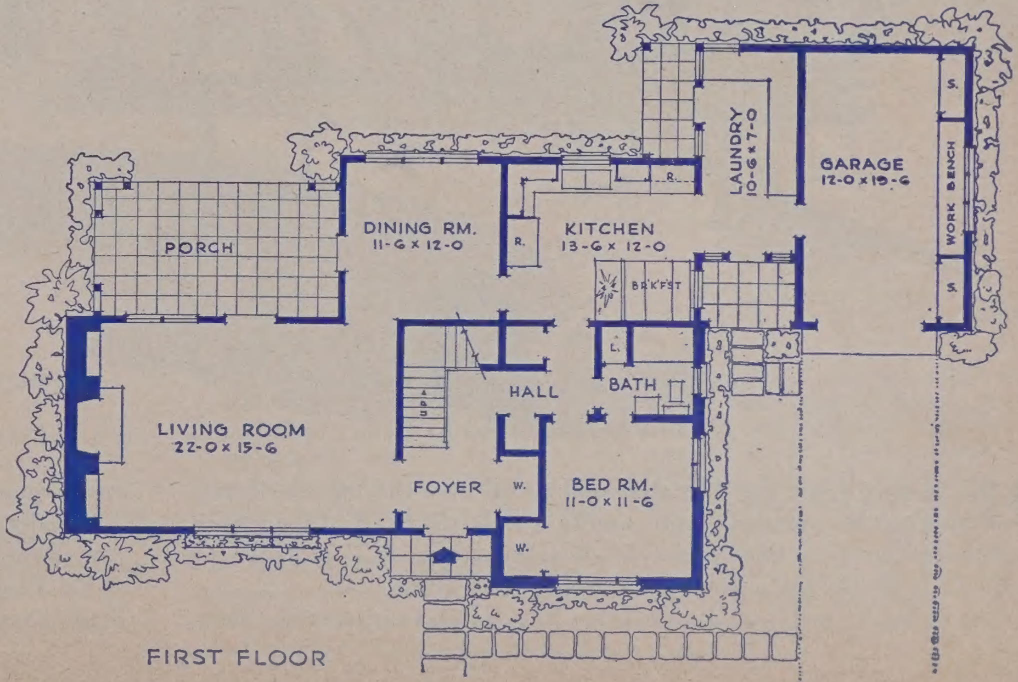
Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

Light Fixtures: To be selected by owner

Painting: Three coats on exterior woodwork, and three coats on interior, except kitchen, halls and baths which should receive one extra coat of enamel

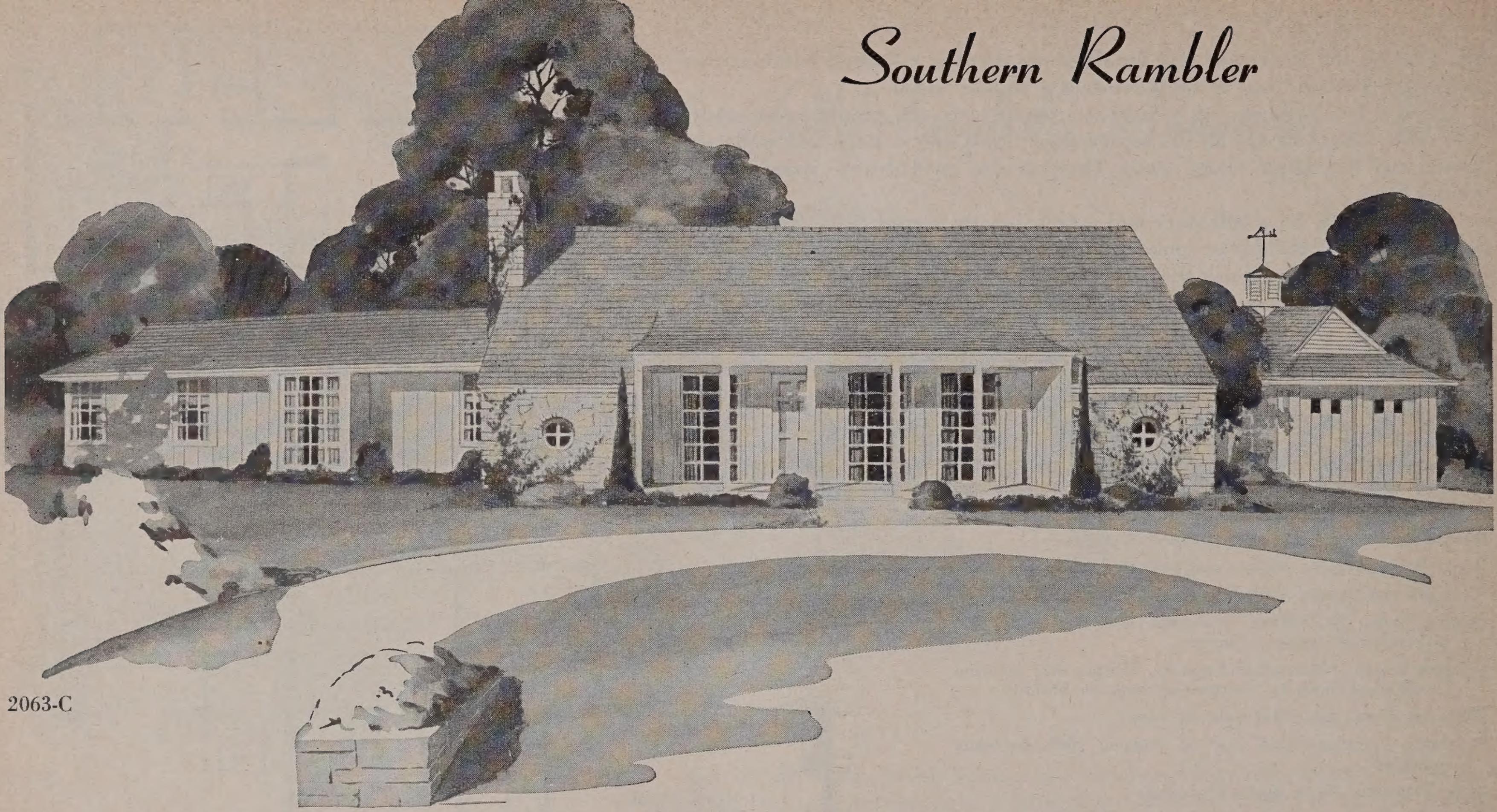
Fireplace: Stone face with wood bookcases

Heating: Individual space heaters in each room. However, the owner may work out with a heating engineer the requirements for a central heating unit and install this system, using one of the storage rooms


LAUNDRY
10-6 x 7-0
GARAGE
12-0 x 19-6
S.
WORK BENCH
S.
PORCH
DINING RM.
11-6 x 12-0
R.
KITCHEN
13-6 x 12-0
R.
BR'K'F'ST
L.
BATH
HALL
UP
LIVING ROOM
22-0 x 15-6
FOYER
W.
BED RM.
11-0 x 11-6
W.

FIRST FLOOR

Southern Rambler



2063-C

HERE is a house that literally rambles all over the lot—the better to catch the sun and breeze, and to delight the heart of the person who loves the low, spreading type of architecture. It is at home on either a large city lot, a small town or a country estate.

The bedrooms are located so that they have an exposure on three sides, and as much as possible of their outside walls are devoted to windows.

In most plans the halls are used only as a means for getting from one part of the house to the other. In this plan the hall next to the bedrooms serves a more useful purpose. The small bay makes an ideal sewing or reading nook. The bath is just off this hall.

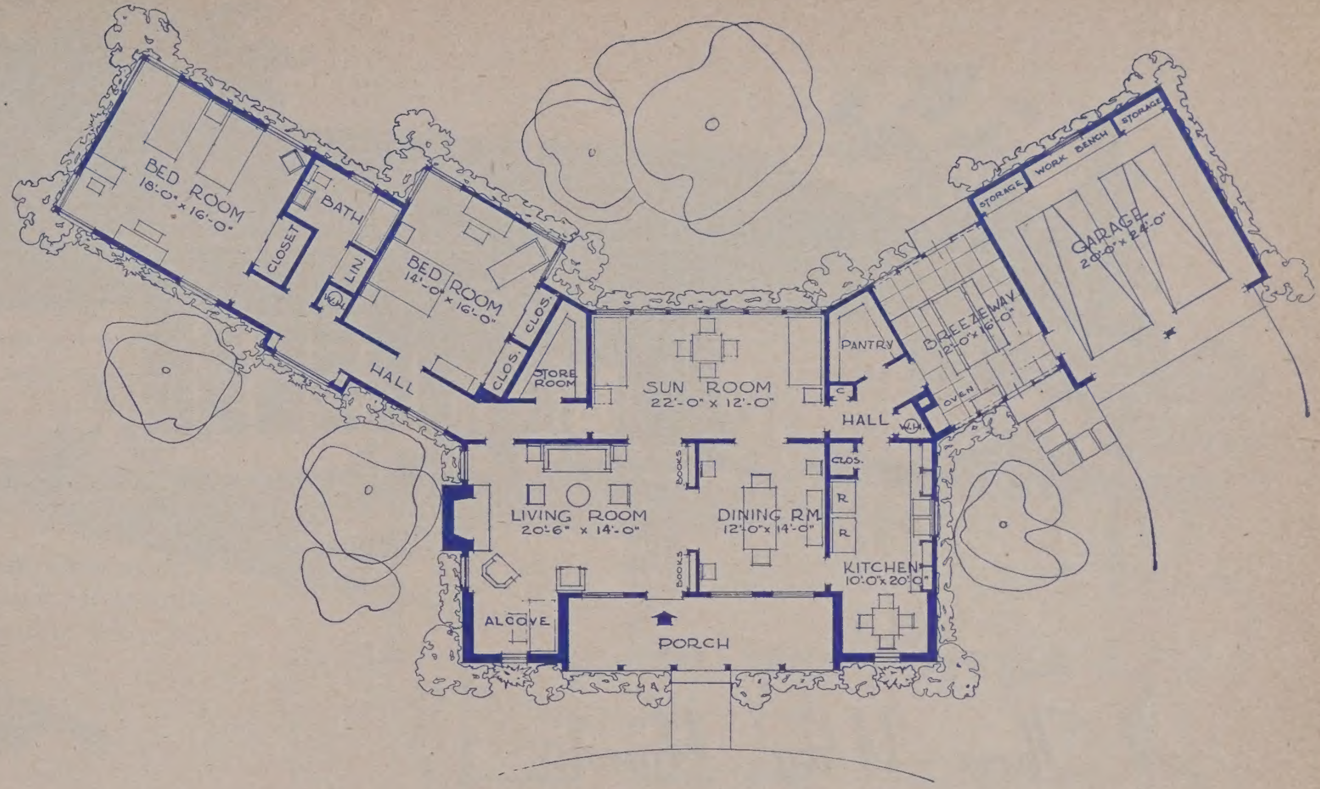
One of the most attractive features of this plan is the sun room, which can be used as an extra bedroom, den, sitting room or play room. On both ends of this room are storage closets—one a pantry and the other a general storage space.

The living room has been carefully designed with regard for comfort. The furniture is sketched in a typical arrangement but it could be placed in various other ways to suit the taste of the individual. The small alcove off the living room makes an excellent spot for a piano, desk, or game table.

The dining room is average in size and has good light and circulation of air.

The kitchen, with its small dining area at one end, is conveniently and attractively arranged. In the hall next to the kitchen is a closet containing a small water heater. It should be noted that this is one of two heaters in the house. The other is in the closet next to the bathroom.

The garage is connected to the house by a screened breezeway which has a built-in oven or barbecue pit.


BED ROOM
18'-0" x 16'-0"
BATH
CLOSET
LIN.
BED ROOM
14'-0" x 16'-0"
CLOS.
CLOS.
STORE ROOM
HALL
SUN ROOM
22'-0" x 12'-0"
PANTRY
BREEZEWAY
12'-0" x 16'-0"
STORAGE
WORK BENCH
STORAGE
GARAGE
20'-0" x 24'-0"
OVEN
C
HALL
W.H.
CLOS.
R
R
BOOKS
BOOKS
LIVING ROOM
20'-6" x 14'-0"
DINING RM.
12'-0" x 14'-0"
KITCHEN
10'-0" x 20'-0"
ALCOVE
PORCH

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Frame construction, with stone veneer and wood siding (asbestos siding can be substituted)

Insulation: 4" of insulation between ceiling joists

Roof: Wood shingles (owner may use another type)

Windows and Doors: Stock type, mill made

Floors: Bath, tile; kitchen, linoleum; rest of house, oak

Interior Walls: Sheetrock and textone (plaster or wood finish could be used instead)

Cabinets, etc.: Mill made, of wood

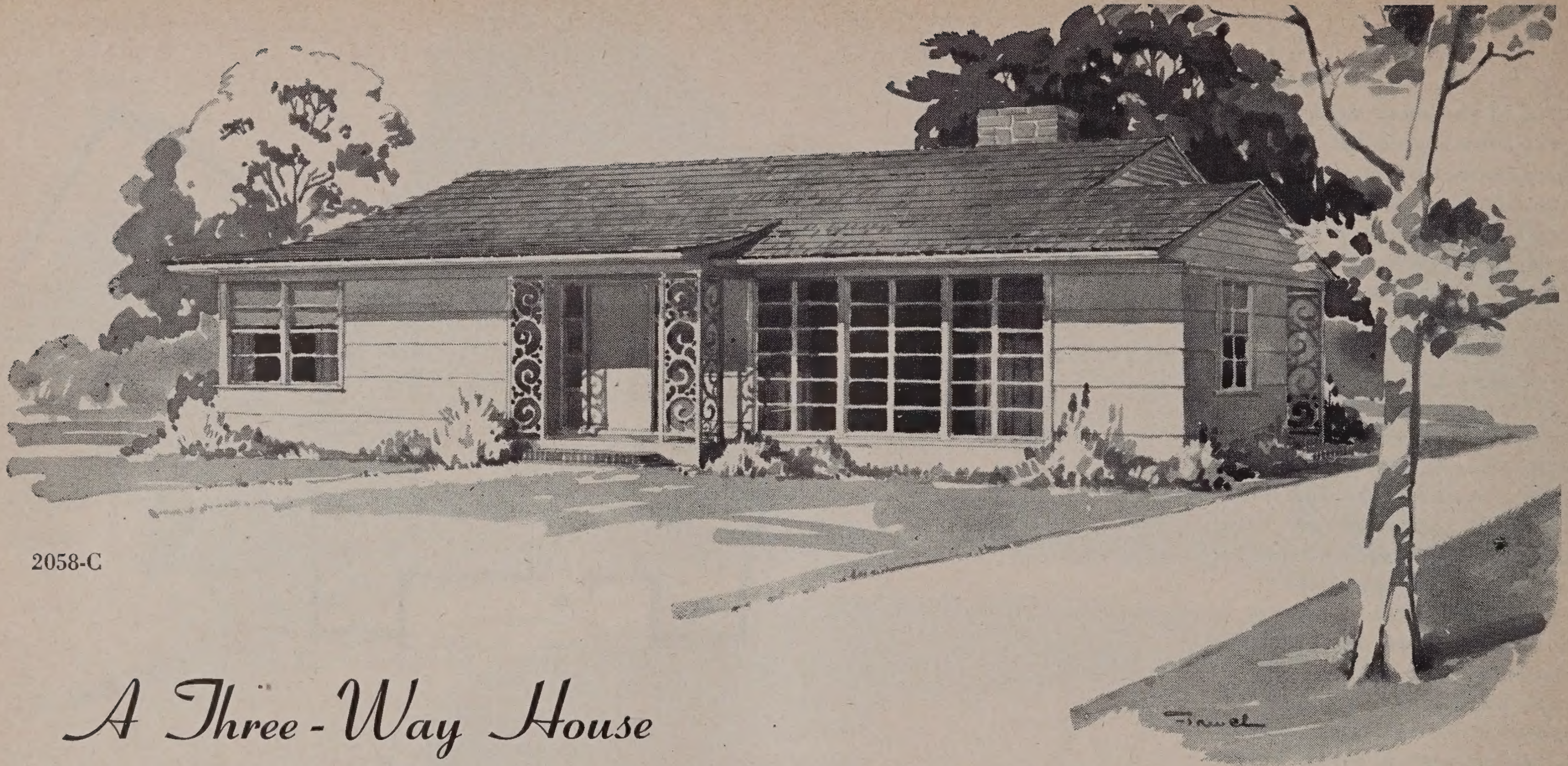
Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

Light Fixtures: To be selected by owner

Painting: Three coats on exterior woodwork, three coats on interior, except kitchen, halls and bath which should receive one extra coat of enamel.

Fireplace: Brick face, wood mantel

Heating: Individual space heaters in each room. However, the owner can work out with his nearest heating engineer the requirements for a central heating unit and install this system in one of the storage rooms at either end of the sun room



2058-C

A Three-Way House

IF YOU are looking for a house plan that has flexibility, convenience, and outstanding modern design, with a touch of Old South charm thrown in for good measure—then this is for you. Still another point in its favor is economy of construction.

The room designated as a den is so situated that it can be used as a den, dining room or third bedroom, according to the size and activities of your family. If it is used as a den or bedroom, the kitchen end of the long living room serves as a dining area.

For a small family this extra room might double as both dining room and study, depending on the choice and arrangement of the furniture used in it.

The garage is close to the house and is reached through a screened breezeway that also serves the purpose of a porch. This feature of the plan is optional and either the breezeway or both breezeway and garage can be omitted or perhaps built later.

The house is entered in the front through a foyer which eliminates unnecessary traffic through the living room. From this foyer any part of the house may be reached with a minimum of effort. There are two closets close at hand for guests' coats, etc., and another closet for family storage.

Each bedroom has a large closet and an arrangement of doors and windows which provides good wall space for furniture.

This plan provides for one full bathroom and a half bath, which is more than is absolutely necessary, but adds greatly to the convenience of the house.

The kitchen is large and has a lot of cabinet space. There is also room enough for a table for family meals.

The exterior design is most attractive and illustrates the present-day trend in good residential design. The windows are placed in such a way as to add interest. The graceful wrought iron work around the entrance shows the influence of the fine old houses of the Deep South, yet is simple enough in design to be in perfect keeping with this modern home.

The plan should be heated by individual heating units in each room, with the use of oil, natural gas or artificial gas. Consult your local heating engineer if you prefer some other type of heating system.

SPECIFICATIONS

Foundation: Reinforced concrete

Walls: Frame construction

Roof: Wood or composition shingles

Heating: Individual space heater in each room

Insulation: Over ceiling joist

Windows: Stock-size wood, weatherstripped

Doors: Stock type as selected

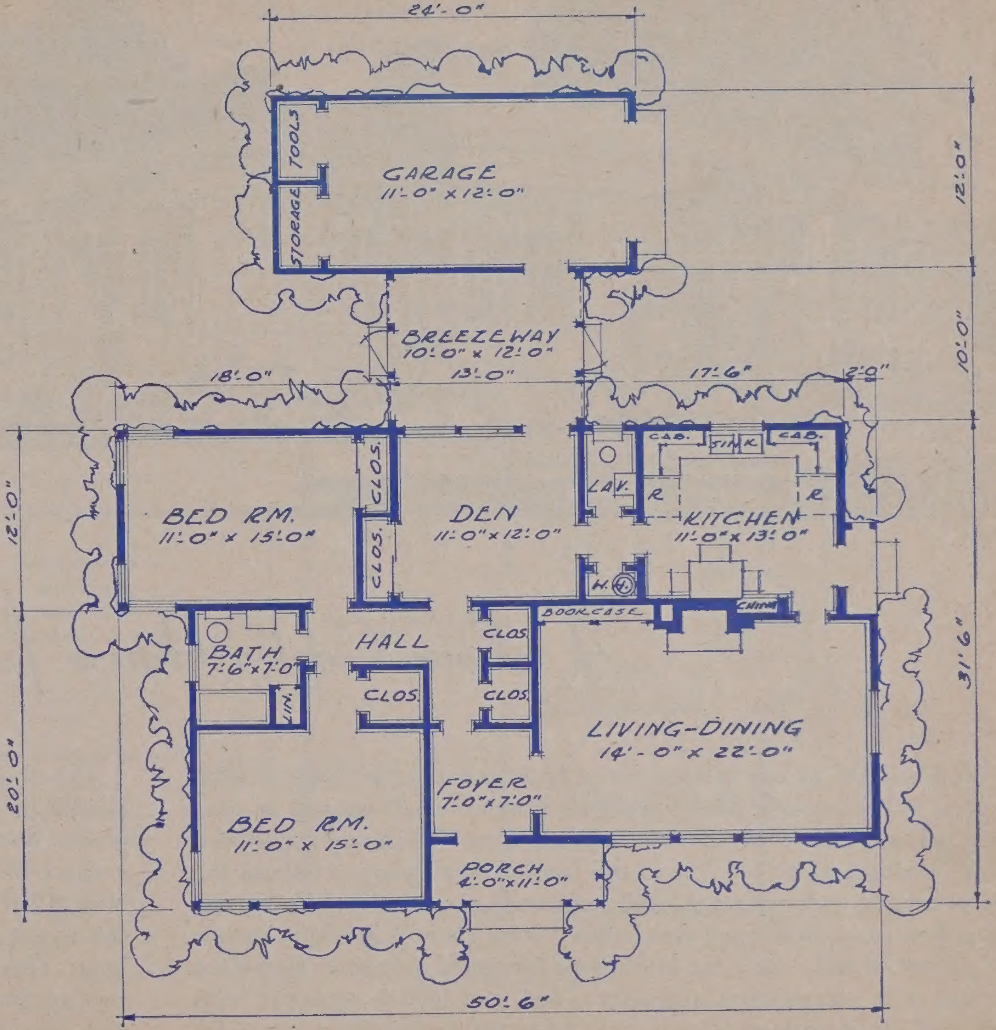
Floors: Generally oak on wood joist. Kitchen and bathrooms to be linoleum; porch, breezeway and garage, concrete

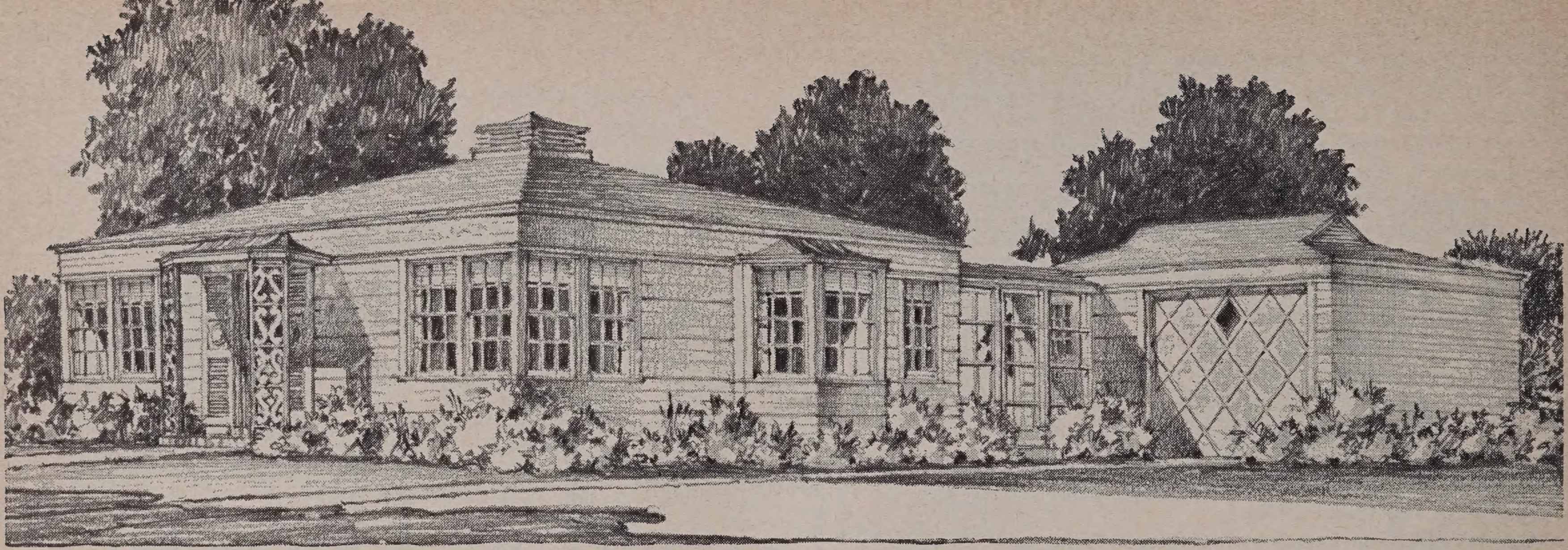
Cabinets: To be mill made

Plumbing Fixtures: As selected by the owner

Electrical Fixtures: As selected by the owner

Painting: Interior, four coats; exterior, three coats


24'-0"
TOOLS
STORAGE
GARAGE
11'-0" x 12'-0"
12'-0"
BREEZEWAY
10'-0" x 12'-0"
13'-0"
10'-0"
18'-0"
17'-6"
2'-0"
12'-0"
CLOS.
CLOS.
BED RM.
11'-0" x 15'-0"
DEN
11'-0"x12'-0"
CAB.
SINK
CAB.
LAV.
R
R
KITCHEN
11'-0"x13'-0"
H.
BOOKCASE
CHINA
HALL
BATH
7'-6"x7'-0"
LIN.
CLOS.
CLOS.
CLOS.
LIVING-DINING
14'-0" x 22'-0"
31'-6"
20'-0"
FOYER
7'-0"x7'-0"
BED RM.
11'-0" x 15'-0"
PORCH
4'-0"x11'-0"
50'-6"



2050-C

A Low-Cost House for the G. I.

THOUSANDS of our readers have requested that we offer a solution to the low-cost house problem, a house small enough in area that it partially offsets advances in building costs. This house is designed for the medium width lot. Yet in the face of these many problems the plan presented contains large, well ventilated rooms and the planning for modern convenience and recreation. Living room is generous in size with plenty of wall space for interesting furniture grouping. Bedrooms are large with two or more spaces for a bed, and each is equipped with a planned closet with sliding door so arranged to provide a space for shoes, hats and clothing.

The dining space is neither a dining room nor a breakfast room—a part of the kitchen yet separated sufficiently to provide dining space for guests. Everything has been thought of in the planning of the kitchen—space for a recessed refrigerator, range, adequate counter work space, sink either conventional or mechanical—and most important of all to the young housewife is the utility room with space for laundry equipment. This space is light and well ventilated. From the utility room you pass to the breezeway which is screened and provides a porch as well as a covered entrance to the garage—just the place for small children to play while mother is busy in the kitchen and laundry.

A modern bathroom is provided, close to all rooms of the house, and in the hall approaching the bathroom is a storage closet for seasonable clothing and comforts and blankets. There is also an adequate linen closet and a cabinet for coats, vacuum cleaner, etc.

In the garage there is a closet for the children's toys, a hobby room equipped with a work bench where many happy hours can be spent building for fun. A closet that can be equipped with a locked door is provided for garden tools, lawn mower and hose.

In the hall approaching the bathroom, space is provided for a gas-fired floor furnace, and a grille in the ceiling overhead for the installation of an attic fan for cooling, with a cupola on the roof to take care of the exhaust. Altogether, this house lacks nothing that is usually planned in a house two or three times the size and, in addition to modern planning, the exterior is designed to combine the use of modern materials with good taste. You will be proud of this home.

There are corner windows in the living and bedrooms, and an interesting bay window in the dinette. To emphasize what might otherwise be the coventional front door, ornamental blinds have been added—these blinds also give an opportunity for color in contrast with a white house.

The ornamental posts designed as supports for the front porch are scroll sawed out of wood, either cypress or oak, and a full-sized design is provided with the working drawings. The diamond shaped panel design garage door is created by the application of screen moulding over an ordinary flush-type overhead door.

SPECIFICATIONS

Foundation: Of reinforced beam-and-pier type to approved soil (rock or clay)

Exterior Walls: Wood studs covered on exterior with insulating sheathing—stripped with wood strips and sided with wood siding, wood shingles or cement-asbestos

Roofing: Of composition shingles. Roof of porch and bay to be of metal

Porch Floors: Cement slabs with brick borders

Windows: Stock, weatherstripped wood sliding sash equipped with sash balances and full-length screens

Interior Walls: Lined with plaster wall board. Kitchen and bath to have imitation tile wainscots 4′ 0″ high

Floors: Pine subfloors and oak finished floors. Bathroom floor to be of tile

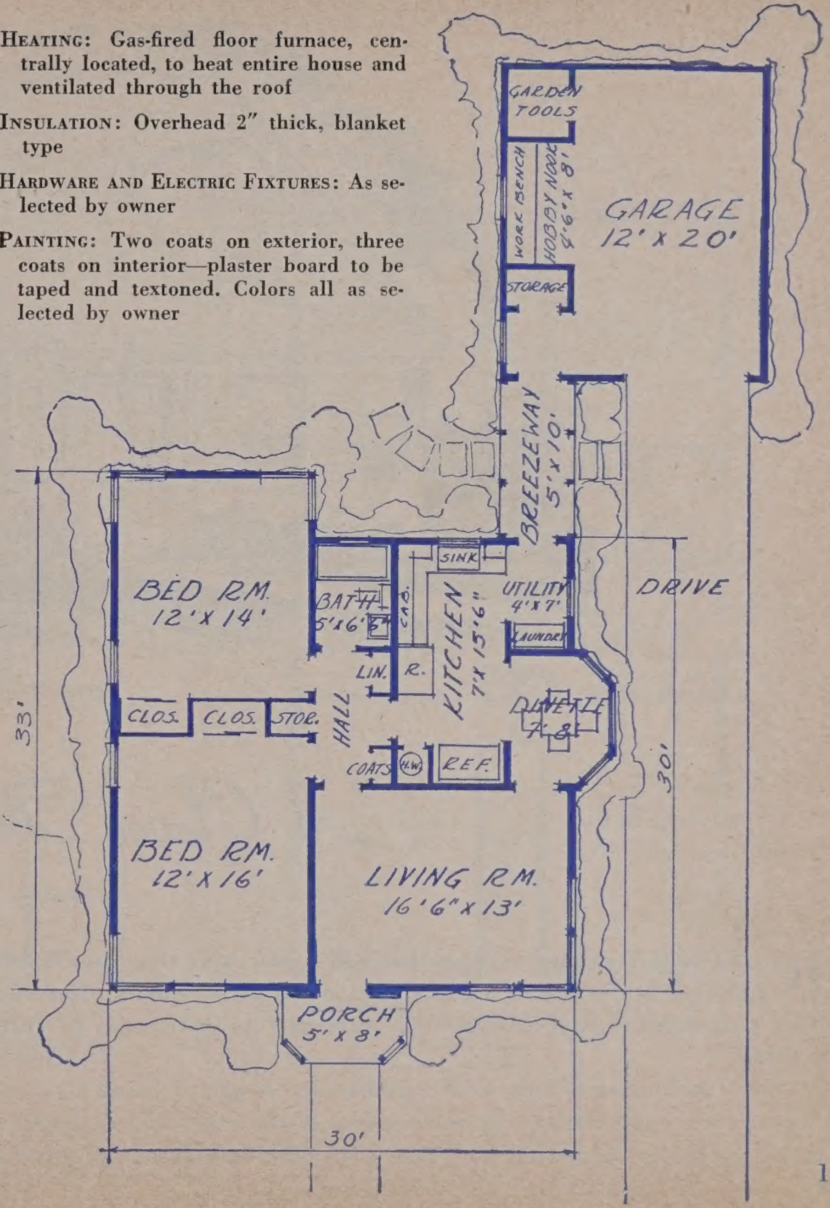
Cabinets: Fitted closets for bedroom and clean and soiled linen cabinets. Kitchen cabinets to be streamlined with tile top and splash

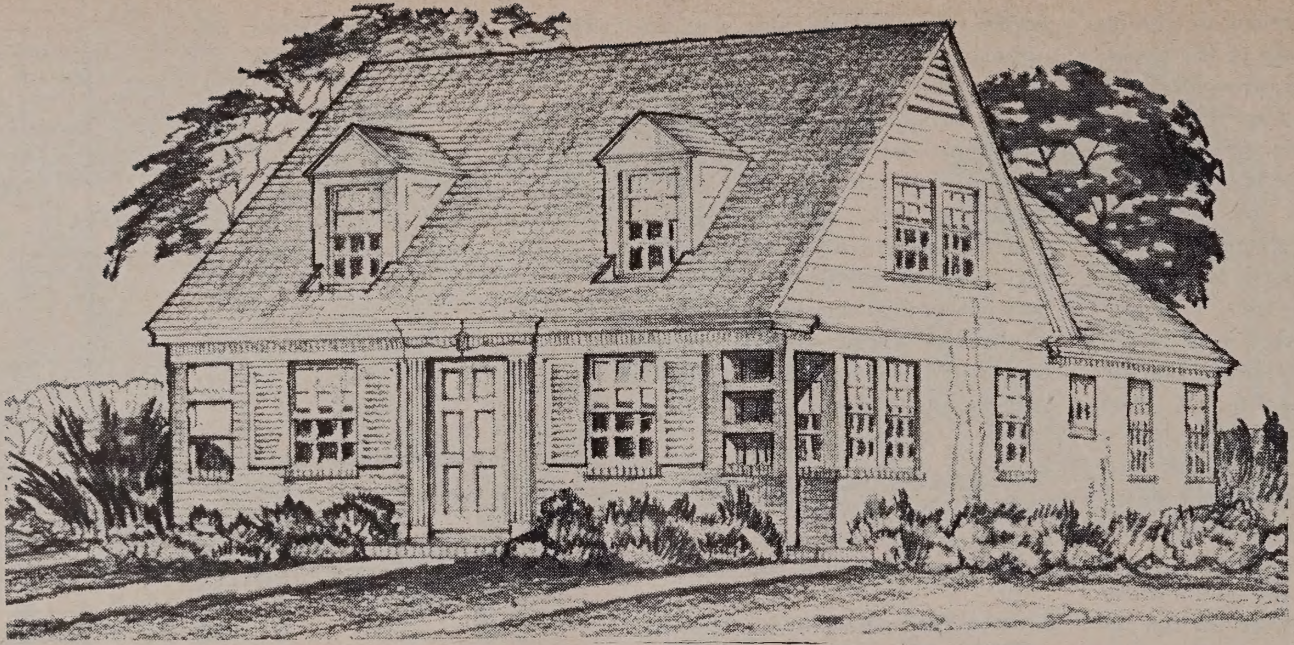
Heating: Gas-fired floor furnace, centrally located, to heat entire house and ventilated through the roof

Insulation: Overhead 2″ thick, blanket type

Hardware and Electric Fixtures: As selected by owner

Painting: Two coats on exterior, three coats on interior—plaster board to be taped and textoned. Colors all as selected by owner





2047-C

A Clever Three-Family Plan

RELATIVELY small dwellings that will house more than one family, and do it gracefully on a 50-foot lot, are in great demand. Here is a plan economically and conveniently arranged to take care of three families.

The outstanding feature is the appearance it has of being a typical small house. Each entrance is independent of the other and designed so that the door to the second-story stairway is the only apparent entrance on the front elevation. The other two entrances are cleverly placed on the front side corners and lead directly to the living room of the first-floor apartments.

The rooms are large and conveniently arranged for the placement of furniture. Family meals are served in the alcoves in the kitchen, and the end of the living room is intended to be used as a dining space when entertaining guests. Each kitchen has a private entrance for food deliveries and for servants. The bedrooms are large and have good air circulation and three walls for various arrangements of furniture. Closets are plentiful and equipped with shelves and hanging rods.

The second-story apartment has complete privacy and, like the first-floor units, is well arranged to take full advantage of furniture arrangement.

SPECIFICATIONS

Foundation: To be of reinforced concrete, beam-and-pier type

Walls: To be brick veneer on frame construction; face brick selected by owner

Entry: Concrete slab floor, cement finish

Insulation: Over the ceiling joists

Roof: To be stained wood shingles

Floors: Kitchen and bath, inlaid linoleum; balance of house, oak

Kitchen Cabinets, Mantel, etc.: Mill made

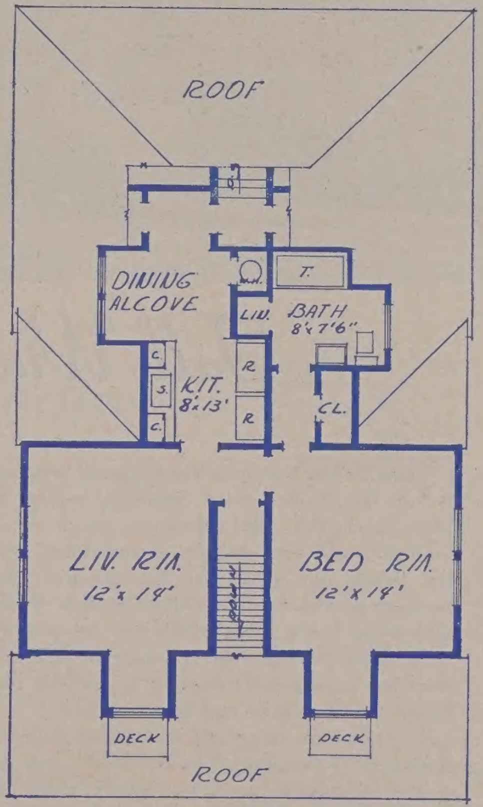
Windows: Of stock-size wood, weatherstripped and toxic treated

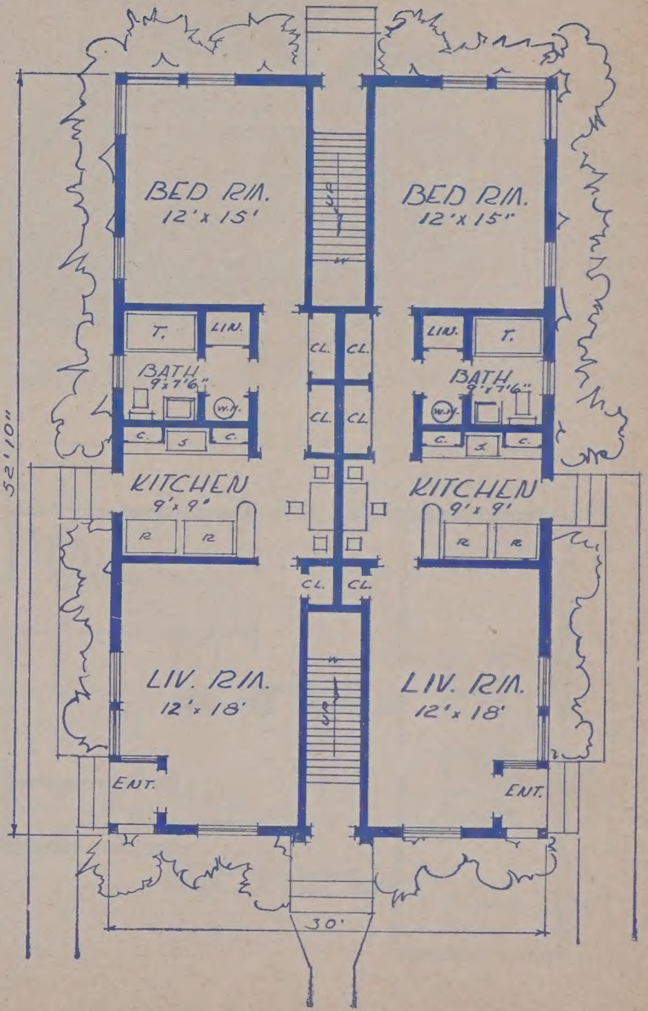
Plumbing Fixtures: Of cast iron or stamped steel, porcelain enameled

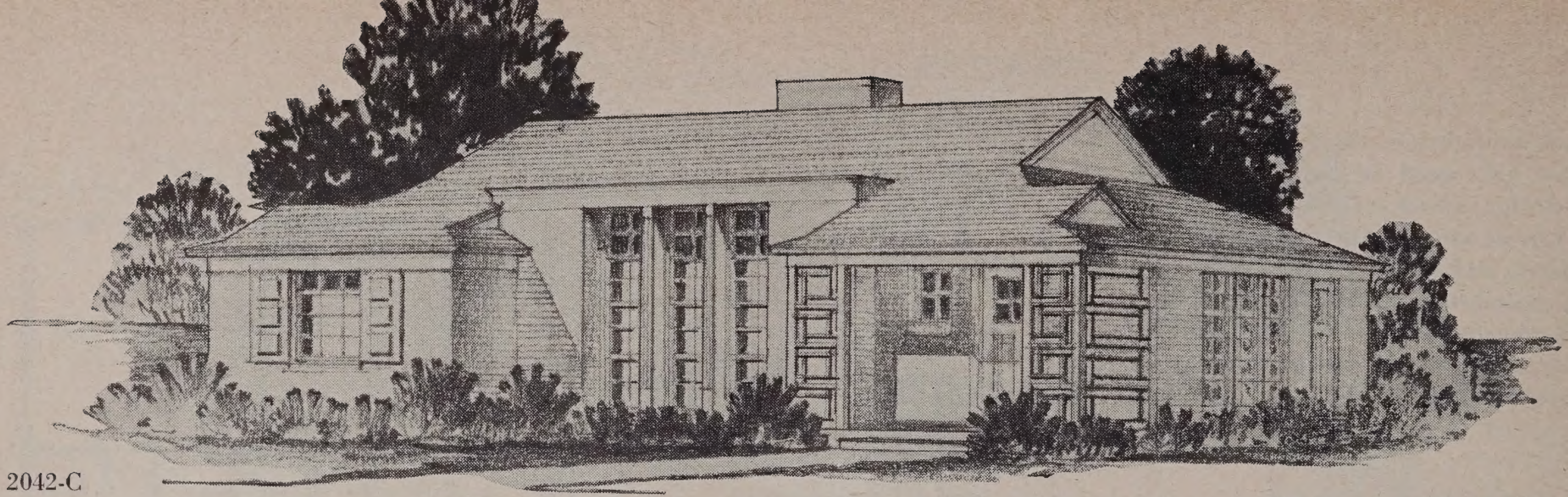
Interior Finish: All rooms generally sheetrock and textone, except hall which is knotty pine

Light Fixtures: Burnished brass and crystal as selected by owner

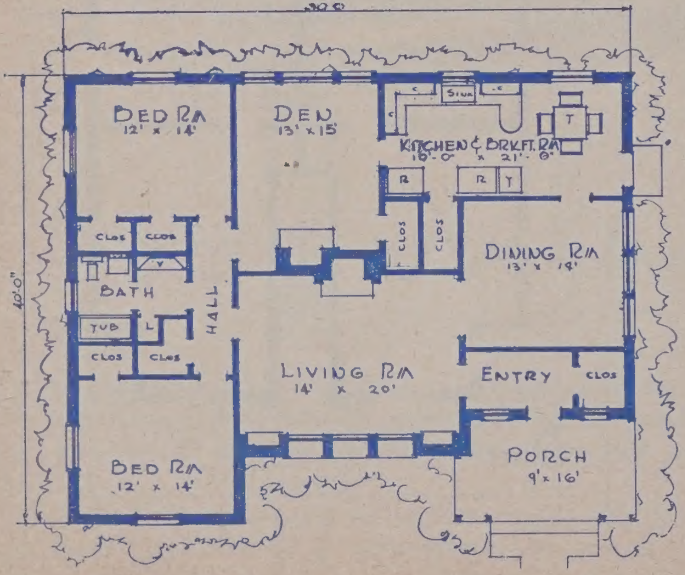
Painting: Three coats on exterior, four coats on interior; all textone walls to be painted two coats


ROOF
DINING ALCOVE
T.
LIN.
BATH
8'x 7'6"
C.
S.
C.
KIT.
8'x13'
R
R
CL.
LIV. RM.
12'x 14'
BED RM.
12'x14'
DECK
DECK
ROOF


BED RM.
12'x 15'
BED RM.
12'x 15"
T.
LIN.
BATH
9'x7'6"
W.H.
C.
S
C.
LIN.
T.
BATH
9'x7'6"
W.H.
C.
S
C.
CL.
CL.
CL.
CL.
KITCHEN
9'x 9'
R
R
KITCHEN
9'x 9'
R
R
CL.
CL.
52'10"
LIV. RM.
12'x 18'
LIV. RM.
12'x 18'
ENT.
ENT.
30'



2042-C



BED RM 12' x 14'
DEN 13' x 15'
SINK
KITCHEN & BRKFT. RM 16'-0" x 21'-6"
R
R
CLOS
CLOS
CLOS
CLOS
DINING RM 13' x 18'
BATH
HALL
TUB
CLOS
CLOS
LIVING RM 14' x 20'
ENTRY
CLOS
PORCH 9' x 16'
BED RM 12' x 14'
40'0"

Tall Windows for Grace

GRACEFUL beauty in the dramatic treatment of the living room windows makes this house distinctive and individual, yet it is economically and conveniently arranged for everyday living and occasional entertaining. There has been provided a den with a fireplace directly behind the living room which may be used also as an extra bedroom when required. The bathroom has an adjoining dressing or powder room with a built-in vanity and linen cabinet.

All rooms are large and well planned for the placement of furniture. The breakfast room next to the kitchen is good for family meals and quick snacks and saves the housewife many steps in their preparation. It also serves the dual purpose of a butler's pantry when serving formal meals in the dining room.

SPECIFICATIONS

FOUNDATION: To be reinforced concrete

WALLS: Brick veneer on frame construction; face brick selected by owner

PORCHES: Concrete slab floor, cement finish

INSULATION: Over ceiling joists

ROOF: Stained wood shingles

FLOORS: Kitchen, linoleum; bathroom floor and wainscot, tile; balance of house, oak

KITCHEN CABINETS, MANTELS, ETC: Mill made

WINDOWS: Stock size wood, weatherstripped and toxic treated

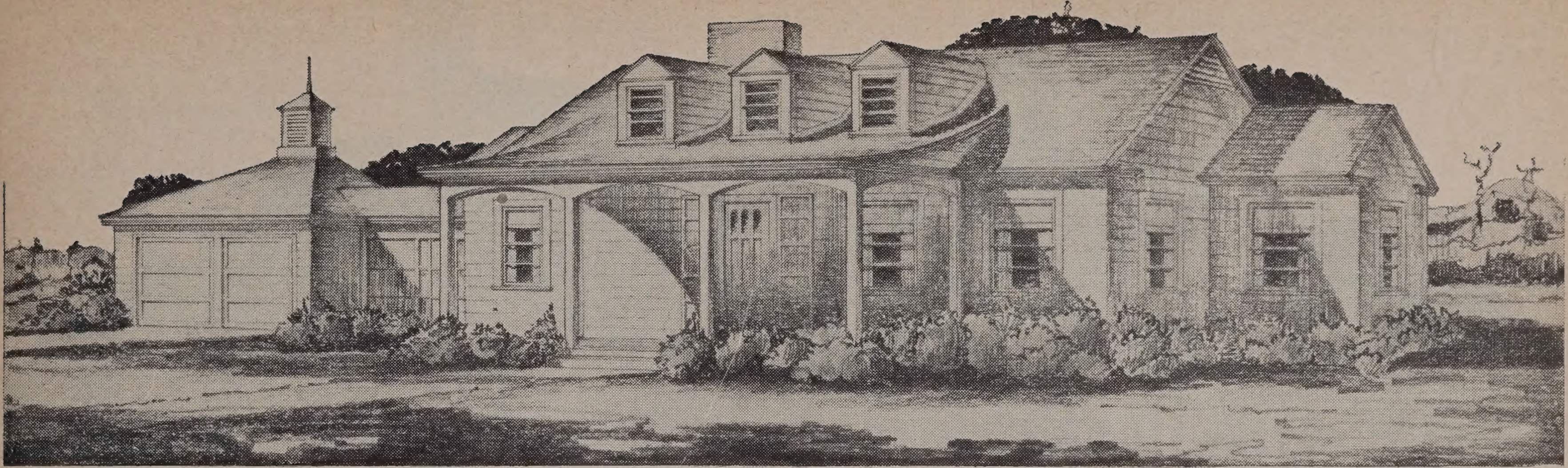
PLUMBING FIXTURES: Of cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: Sheetrock and textone

LIGHT FIXTURES: Burnished brass and crystal

PAINTING: Three coats on exterior, four coats on interior; all textone walls, two coats

FIREPLACES: Brick faced, with brick hearth

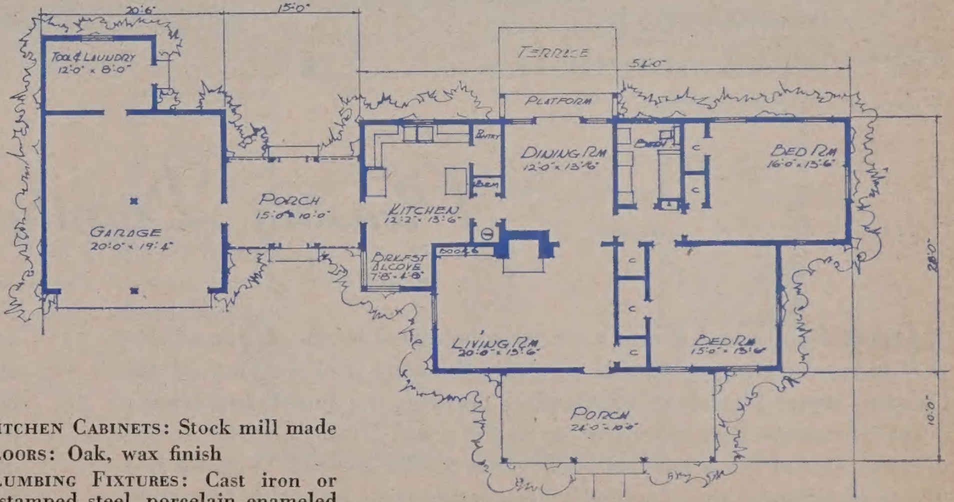


2035-C

Informal Yet Distinctive

THIS informal Colonial house has the atmosphere of gracious living, yet there is indisputable evidence that economy of construction may be developed, along with distinctiveness in design.

There is a large living room with a fireplace as the feature design. On the left of the fireplace is a built-in book case. The bedrooms are large, well ventilated and have plenty of closet space. The bath is centrally located for convenience to guests and everyday living. The dining room opens off to a covered platform and a back terrace. The kitchen is extra large with the usual built-in cabinets and storage spaces, and with a breakfast alcove for family meals. The side screened porch provides protection in inclement weather and also gives the family a sitting porch.


20'6"
15'0"
TOOL & LAUNDRY 12'0" x 8'0"
TERRACE
54'0"
PLATFORM
PANTRY
DINING RM 12'0" x 13'6"
BATH
BED RM 16'0" x 13'6"
C
C
BROOM
PORCH 15'0" x 10'0"
KITCHEN 12'2" x 13'6"
GARAGE 20'0" x 19'4"
BRKFST ALCOVE 7'8" x 4'8"
BOOKS
C
C
C
28'0"
LIVING RM 20'0" x 13'6"
BED RM 15'0" x 13'6"
PORCH 24'0" x 10'0"
10'0"

SPECIFICATIONS

FOUNDATIONS: Reinforced concrete. Termite shields

WALLS: Frame construction

INSULATION: Over ceiling

HEATING: Floor furnace or circulator

HOT-WATER HEATER: Gas fired

ROOF: Stained wood shingles or composition shingles

EXTERIOR WALLS: Wood siding, wood shingles, or asbestos siding

WINDOWS: Stock size wood, weatherstripped and toxic treated

KITCHEN, BATHROOM AND BREAKFAST ROOM: Linoleum as selected

KITCHEN CABINETS: Stock mill made

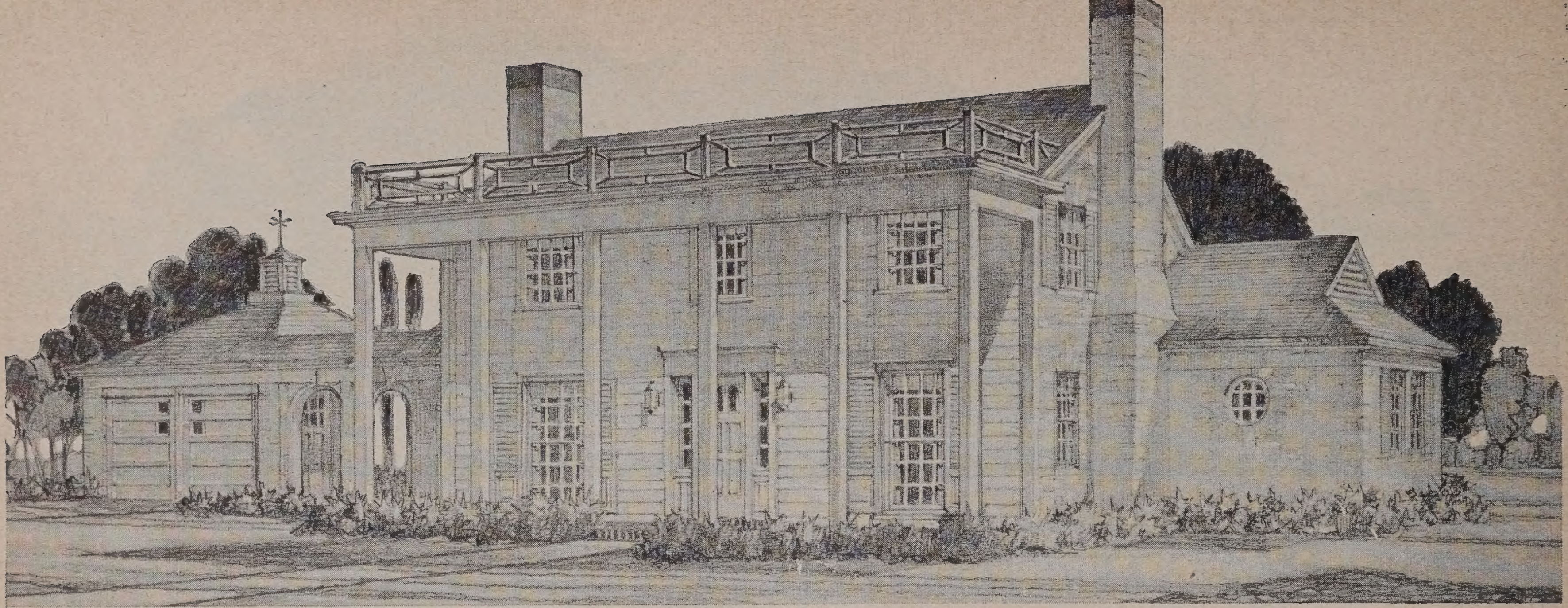
FLOORS: Oak, wax finish

PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: To be sheetrock and textone

FIREPLACE: Brick or tile faced, with wood mantel

PAINT: Three coats of lead and oil on outside. Paint and enamel on interior



2032-C

Pleasing Dignity and Charm

BOTH dignity and charm have been achieved in the design of this house by the application of the refinement and delicacy of the Colonial style. The close relationship between the house and terrace is more intimate than extensive, as in the usual formal gardens of this period. Special attention has been given to the interior to make it a fitting background for beautifully designed modern or period furniture.

Note how the large rooms separately have some attractive feature—a fireplace, bay windows or with an interesting view to the garden area to the rear. The first floor bedroom has all the conveniences necessary for comfort to special friends and overnight guests. The stairway is placed so as to be more private for family use in going from the living area to the family bedrooms and baths on the second floor. Each of these bedrooms is large and well ventilated and provided with good sized closets for clothes, linen and storage.

This entire plan is the type so many people want some day to have as their own lovely home.

SPECIFICATIONS

Foundation: Of reinforced concrete, beam-and-pier type, ventilated

Walls: Frame construction, exterior covered with stone and asbestos siding

Insulation: Over ceiling

Heating: Gas-fired floor furnace and space heaters. Hot water heater is gas-fired storage type

Hardware: Black iron

Roof: Stained shingles

Windows: Stock size, weatherstripped and toxic treated

Floors: Kitchen and baths, linoleum—tile if preferred. Rest of house, oak

Wainscot: Bathrooms and kitchen

Kitchen Cabinet and Other Cabinets: Stock type

Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

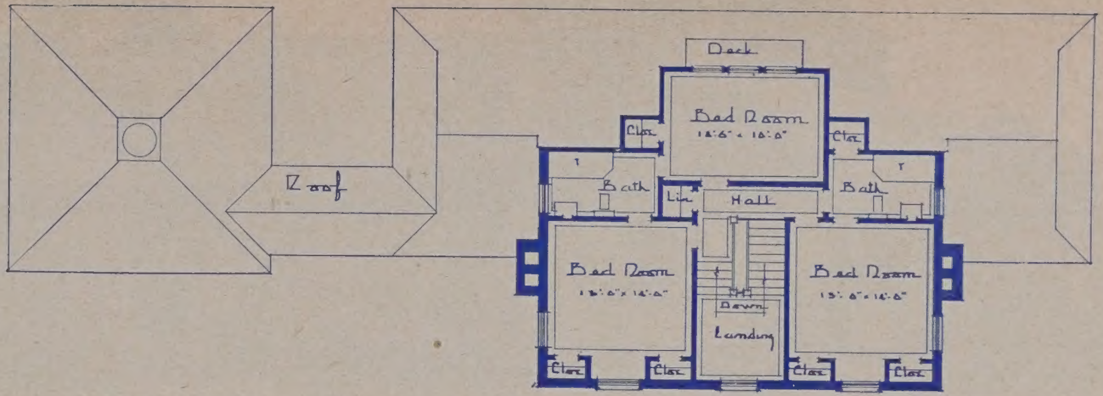
Metal Work: Galvanized iron

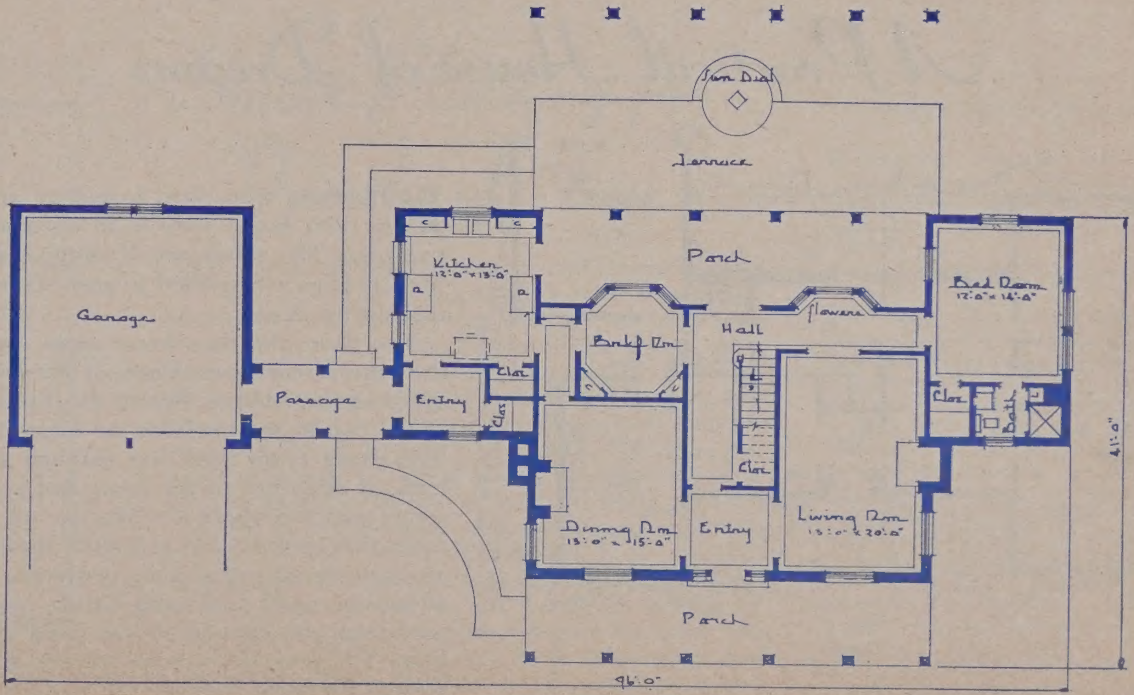
Interior Finish: Generally sheetrock and textone, except bedrooms which are papered

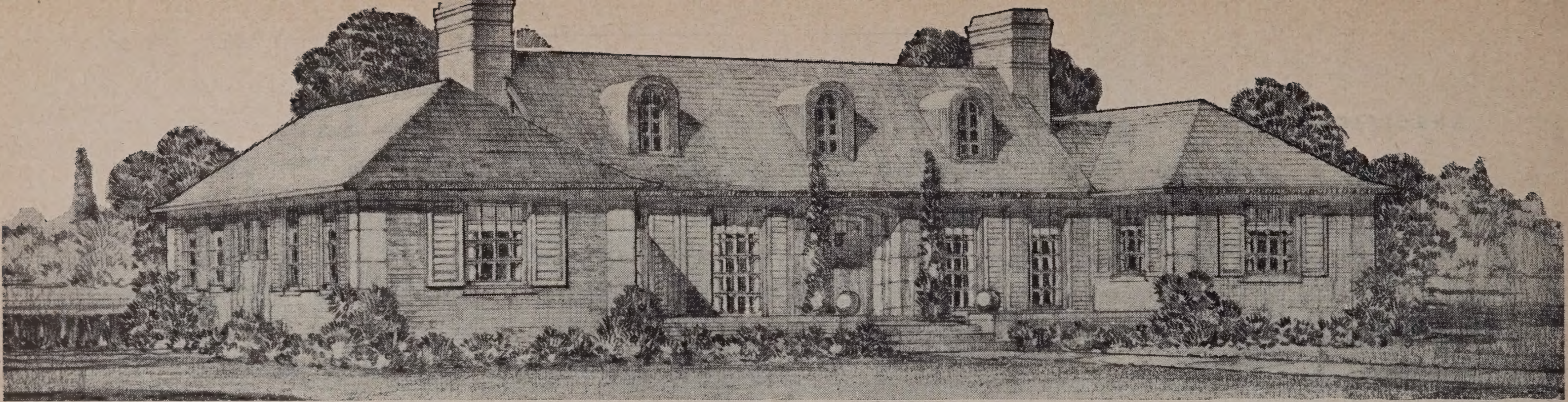
Light Fixtures: To be Colonial burnished brass as selected

Painting: Three coats on exterior woodwork, three coats on interior, except kitchen, halls and baths to receive one extra coat of enamel

Fireplace: Brick faced with brick hearth

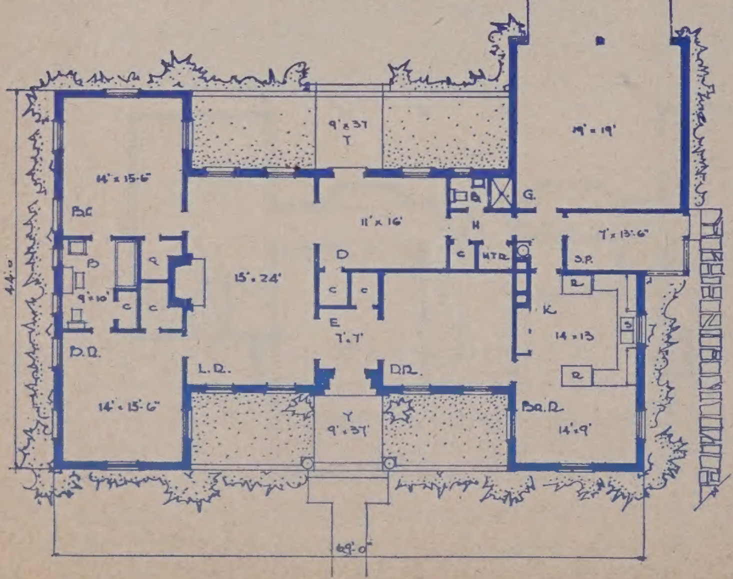

Deck
Bed Room
14'6" x 16'0"
Clos
Clos
Bath
Bath
Lin
Hall
Roof
Bed Room
13'0" x 14'0"
Bed Room
13'0" x 14'0"
Down
Landing
Clos
Clos
Clos
Clos


Sun Dial
Terrace
Porch
Kitchen
12'0" x 13'0"
Garage
Passage
Entry
Clos
Clos
Brkf Rm
Hall
flowers
Bed Room
12'0" x 14'0"
Clos
Bath
Clos
Dining Rm
13'0" x 15'0"
Entry
Living Rm
13'0" x 20'0"
Porch
96'0"
41'0"



2034-C

A Practical House of Dreams



FOR those who want formality and dignity in their home, here is an especially attractive plan. The clever use of stone and brick on the exterior has created a most charming and interesting design.

The floor plan has been made compact for the sake of economy. There is hardly any hall space or wasted area. Notice the direct entrance to the two bedrooms from the large living rom. The living room itself has through circulation with its exposure to the front and rear. In the center and rear there is a den just off the living room that serves either as a study or work room, and also as an extra guest bedroom. It has an adjoining small bathroom which may also be used from the kitchen and servants' side of the plan. The plan has a grass terrace at the front and at the back.

SPECIFICATIONS

FOUNDATION: Of reinforced concrete, beam-and-pier type

WALLS: Brick veneer on frame construction, with stone as indicated

INSULATION: Over ceiling between the rafters

ROOF: Stained wood shingles

FLOORS: Kitchen and bath, linoleum; garage, concrete; all the rest, oak

KITCHEN CABINETS, MANTEL, ETC.: Mill made

WINDOWS: Stock size wood, weather-stripped and toxic treated

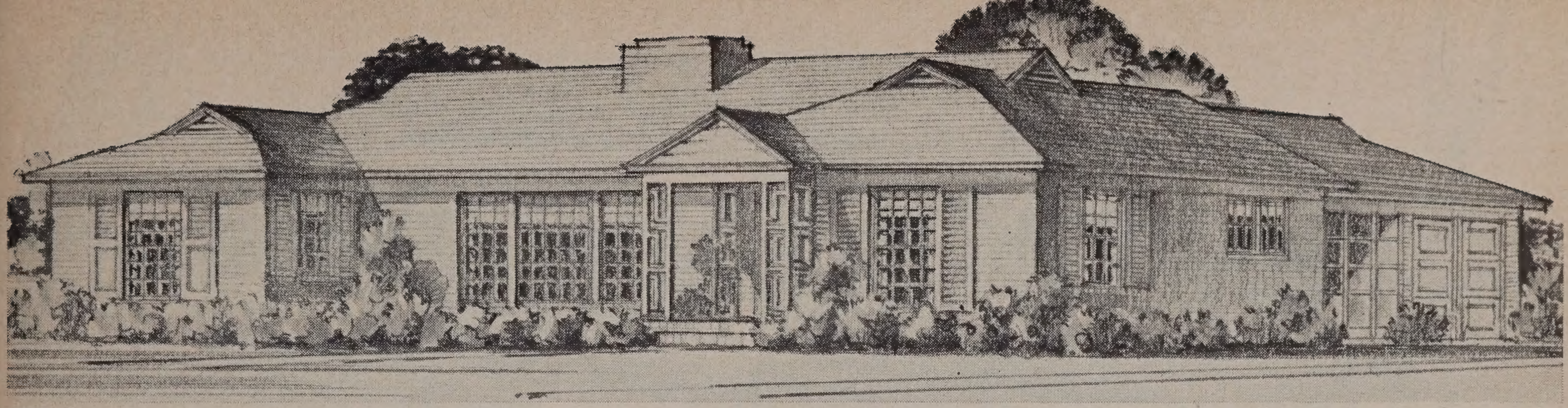
PLUMBING FIXTURES: Cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and textone, except passageways, which are knotty pine

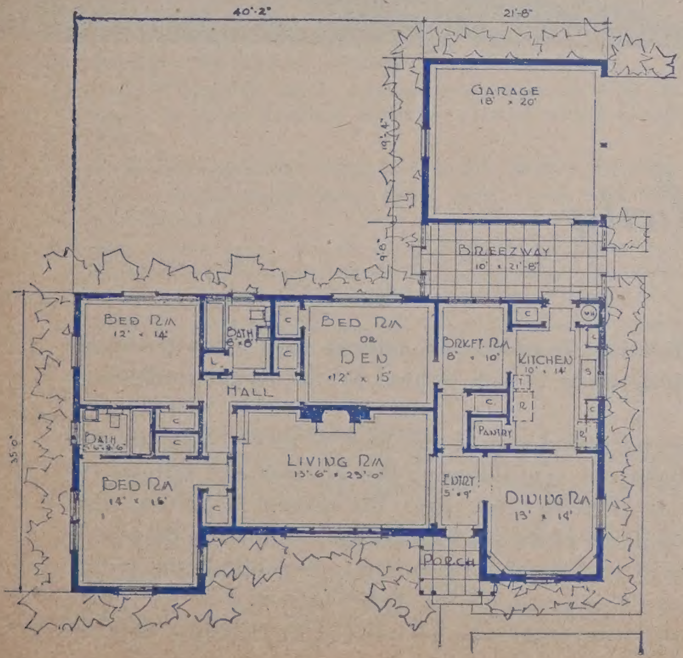
LIGHT FIXTURES: Burnished brass and crystal as selected by owner

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats

FIREPLACE: Brick, with brick hearth



2038-C



Smart Planning for a Family of Four

WE present here a very popular type American home having three bedrooms and two baths. The central bedroom is a dual purpose room, separated sufficiently from the other bedrooms so that it may be used as a guest room, study, sitting room or den, and is conveniently located to the breakfast room and kitchen. Note how generous the living room has been made and how the wall and furniture space is increased by the use of an entry. The living and dining rooms may be shut off entirely when not actually in use and passage made through the back center room.

A well located breakfast room, necessary for comfort and convenience when the dining room is not required, is included in this plan. The kitchen and dining rooms are both large and well arranged for service and beauty. The double car garage is placed close to the house and connected by a screened breezeway for protection in bad weather; it may be used also as a sitting porch, or outdoor living or dining room.

SPECIFICATIONS

FOUNDATION: Concrete footing, tile beam and piers

WALLS: Brick veneer on frame construction, face brick selected by owner

PORCHES: Concrete slab floor, cement finish

INSULATION: Over ceiling rafters

ROOF: Stained wood shingles

FLOORS: Kitchen and baths, inlaid linoleum; balance of house, oak

KITCHEN CABINETS, MANTEL, ETC.: Mill made, streamlined

WINDOWS: Of stock-size wood, weatherstripped and toxic treated

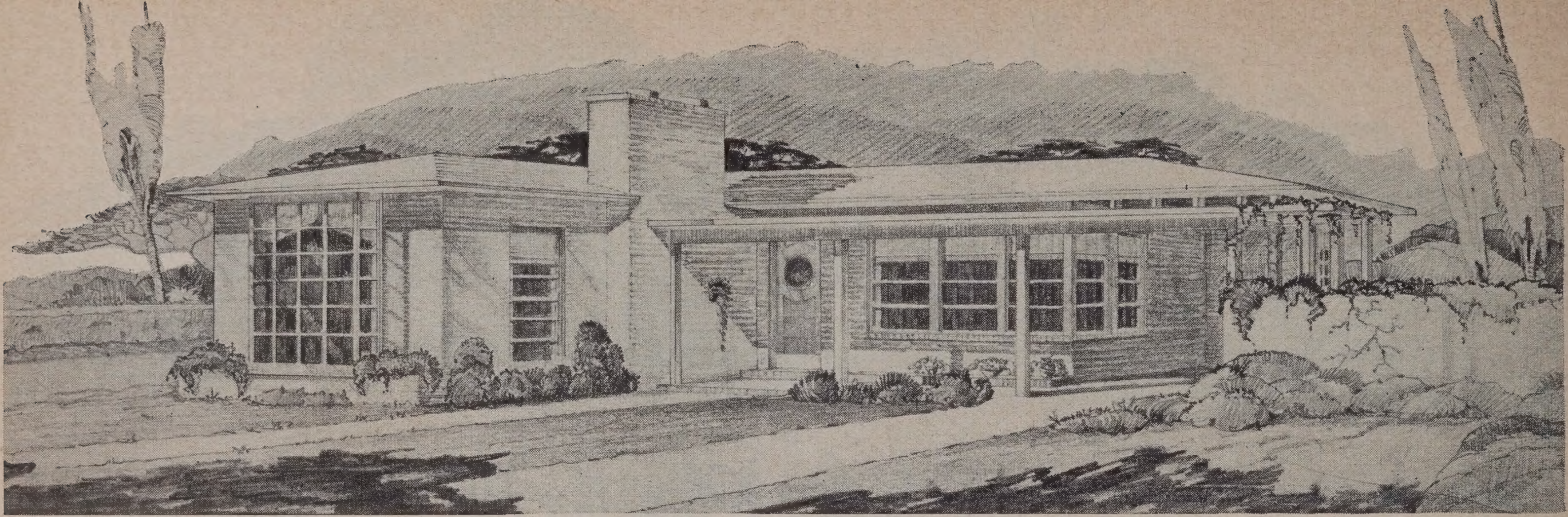
PLUMBING FIXTURES: Of cast iron or stamped steel, porcelain enameled

INTERIOR FINISH: All rooms generally sheetrock and textone, except halls which are knotty pine

LIGHT FIXTURES: Of burnished brass and crystal as selected by owner

PAINTING: Three coats on exterior, four coats on interior; all textone walls to be painted two coats

FIREPLACE: Brick faced, brick hearth



2029-C

Streamlined Simplicity

EFFICIENT allocation of space and excellent relationship of service, general living and sleeping areas are matters worthy of note in this streamlined house. This plan may be built with or without a basement; the stairway is placed so any future addition in the basement involves a minimum of disturbance to the basic structure.

The use of a glass panel opposite the front door separates the family bedrooms from view of the living and dining rooms. The living room has many interesting features such as the large picture window, good cross ventilation, a large built-in bookcase and a combination fireplace and cabinet with a wood storage bin. The dining room is well lighted by the large windows on two walls.

The economically designed car port is partly open to give additional light and ventilation to the interior and follows the modern trend of using one space for several activities. This makes an excellent place for car storage, children's playroom, or sitting porch, and offers a direct entrance to either the service or front door. This feature is cleverly connected to the porch roof, and with the other two features—the chimney and the picture window—adds considerably to the attractive exterior design.

The kitchen is well arranged for preparation and service of meals either in the dining room or breakfast room. The hall has plenty of storage space for clothes or linens. The front bedroom may be used for guests, or to meet family needs. The other two bedrooms with their large closets are more private and, in addition, are connected to a screened porch leading to the outside play areas.

Special attention has been placed on the use of modern materials and methods of construction allowing for the use of plastics and prefabricated units.

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Of brick, with framing of wood studs on which is placed diagonal sheathing covered with building paper

Roof: To be composition, using best quality modern materials

Windows: Prefabricated factory-fitted units. Doors and trim prefabricated

Floor Construction: Wood joist, subfloor, insulation and finished oak flooring, sanded, filled, varnished and waxed, except in kitchen and bath where linoleum is specified

Interior Walls: Generally gypsum board prepared for painting. Fireplace to have brick facing with wood mantel of modern design

Porch Floors: To be cement

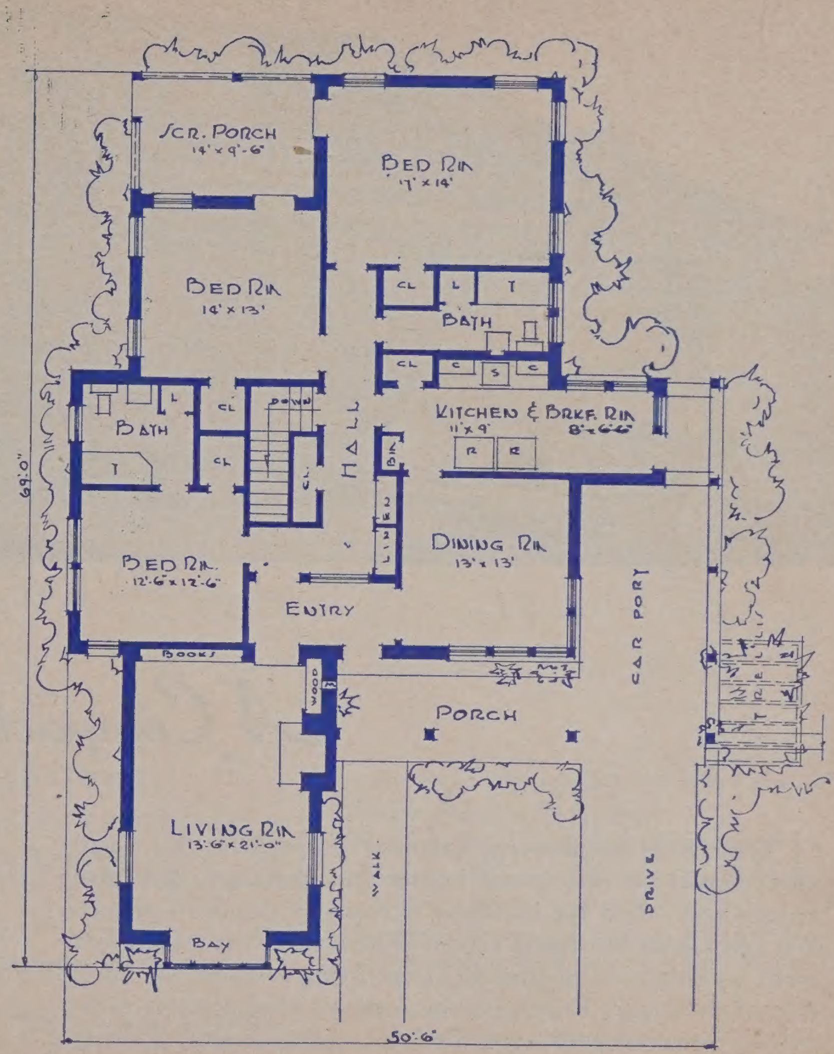
Plumbing: Modern streamline fixtures

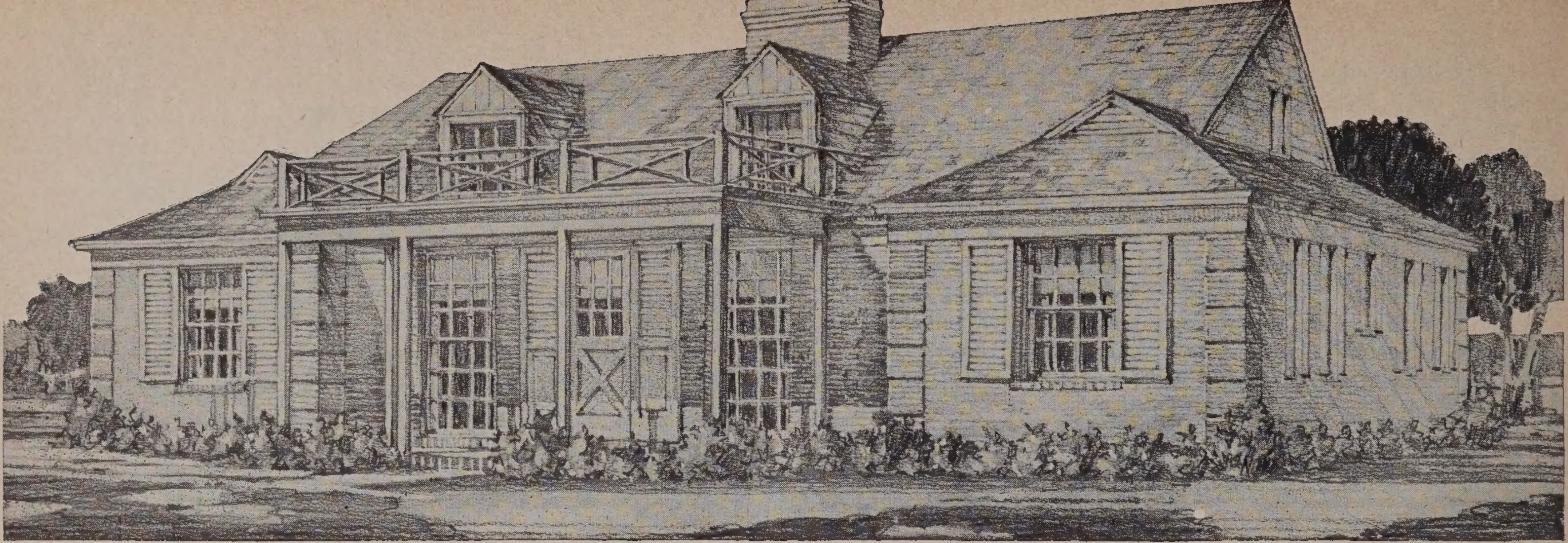
Kitchen: Prefabricated cabinets, streamline design hardware

Electrical Work: To include latest type fixtures, selected by owner

Painting: Three-coat work for interior woodwork. Walls to be painted two coats of resin emulsion paint. Prefabricated medicine case is specified over lavatory

Heating: To be gas-fired circulating heaters. Insulation specified over entire ceiling


SCR. PORCH
14'x9'-6"
BED RM
17'x14'
BED RM
14'x13'
CL
L
T
BATH
CL
C
S
C
KITCHEN & BRKF. RM
11'x9'
8'x6'6"
R
R
HALL
BIN
LINEN
DOWN
CL
CL
CL
BATH
L
T
BED RM.
12'-6"x12'-6"
ENTRY
DINING RM
13'x13'
BOOKS
WOOD
PORCH
CAR PORT
LIVING RM
13'-6"x21'-0"
BAY
WALK
DRIVE
69'-0"
50'-6"



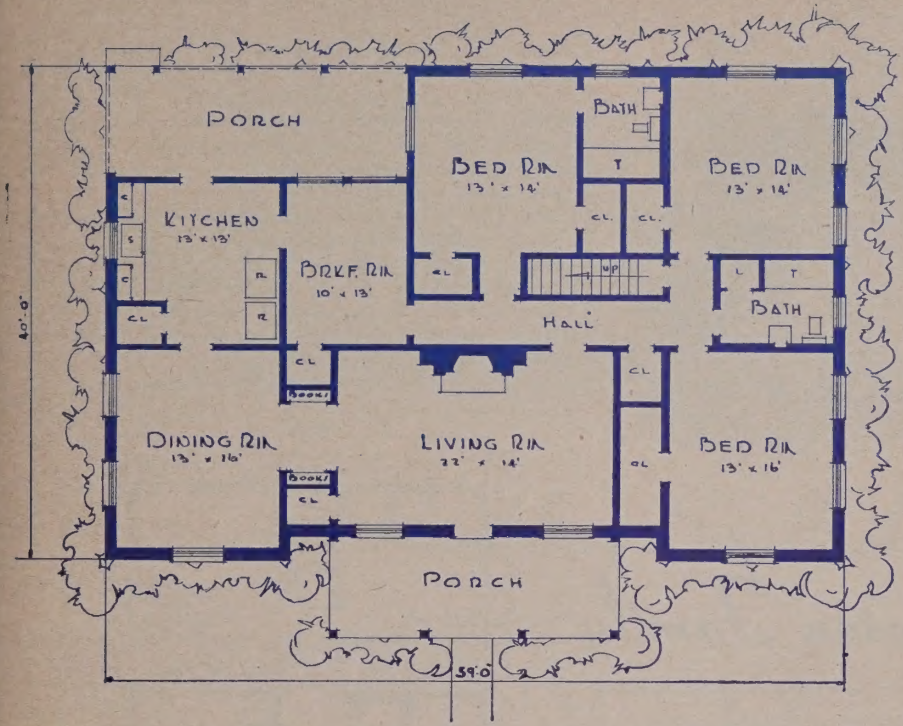
2026-C

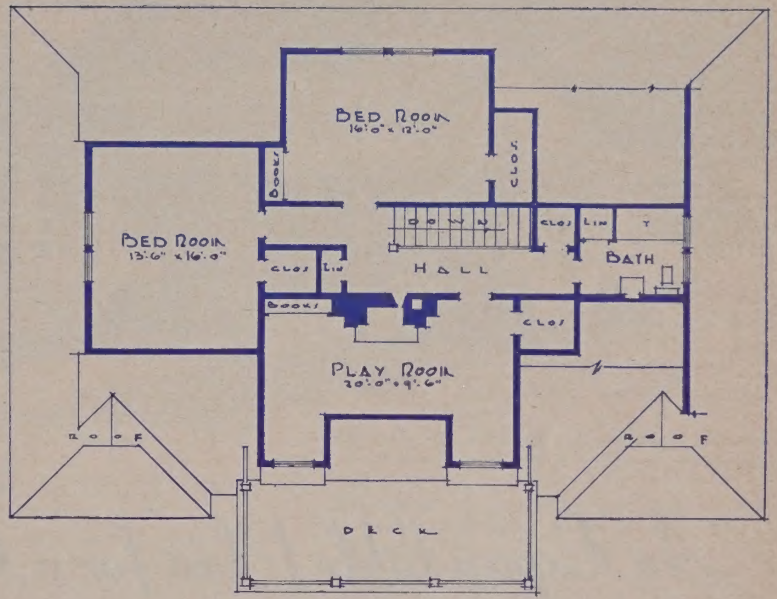
A Compact Colonial

THROUGH its pleasing, balanced proportions this small Colonial house achieves beauty and character. The plan arrangement solves the problems of economy through compactness and a most intelligent relationship of all living areas. Each room is easily reached from the large living room or any other part of the house. Even with the compact arrangement, every room is provided with large windows on two or more walls to provide light and good ventilation.

The large entrance porch is beautifully designed in the Colonial style as a feature to the front of the house. Upon entering the living room, the first thing that meets the eye is the fireplace which has been designed to give charm and dignity to the entire room. There is a built-in book alcove between the living room and dining room for choice books.

Each bedroom is large and provided with ample closet space. The master bedroom has its own bath and two closets. Both the dining and breakfast rooms are large and nicely located for serving either formal or informal meals. The rear screened


PORCH
BED RM
13' x 14'
BATH
T
BED RM
13' x 14'
CL.
CL.
KITCHEN
13' x 13'
BRKF. RM
10' x 13'
CL
UP
HALL
L
T
BATH
CL
CL
BOOKS
CL
DINING RM
13' x 16'
LIVING RM
22' x 14'
BED RM
13' x 16'
CL
BOOKS
CL
PORCH
40'-0"
59'-0"


BED ROOM
16'-0" x 12'-0"
BOOKS
CLOS
BED ROOM
13'-6" x 16'-0"
DOWN
CLOS
LIN
T
BATH
CLOS
LIN
HALL
BOOKS
CLOS
PLAY ROOM
20'-0" x 9'-6"
ROOF
ROOF
DECK

porch offers many advantages for afternoon and evening visiting and games.

A stairway is shown to the attic which may be used for additional rooms or storage space. The second floor plan indicates how this space may be developed into two large bedrooms, a play room and a bath. The cost of making use of this feature would be small. However, the stairway may be omitted entirely and turned into closets instead.

SPECIFICATIONS

Foundation: Reinforced concrete, beam-and-pier type

Exterior Walls: Of brick with framing of wood studs on which is placed diagonal sheathing covered with building paper

Roof: To be plastic shingles

Windows: Prefabricated, factory-fitted units. Doors and trim prefabricated

Floor Construction: Wood joist, subfloor, insulation and finished oak flooring, sanded, then filled, varnished and waxed, except in kitchen and bath where linoleum floors are specified

Interior Walls: Generally to be gypsum board prepared for painting

Fireplace: To have brick facing with wood mantel

Porch: Floors to be cement

Plumbing: Modern streamline fixtures

Kitchen: Prefabricated cabinets, streamline design hardware, to be selected by owner

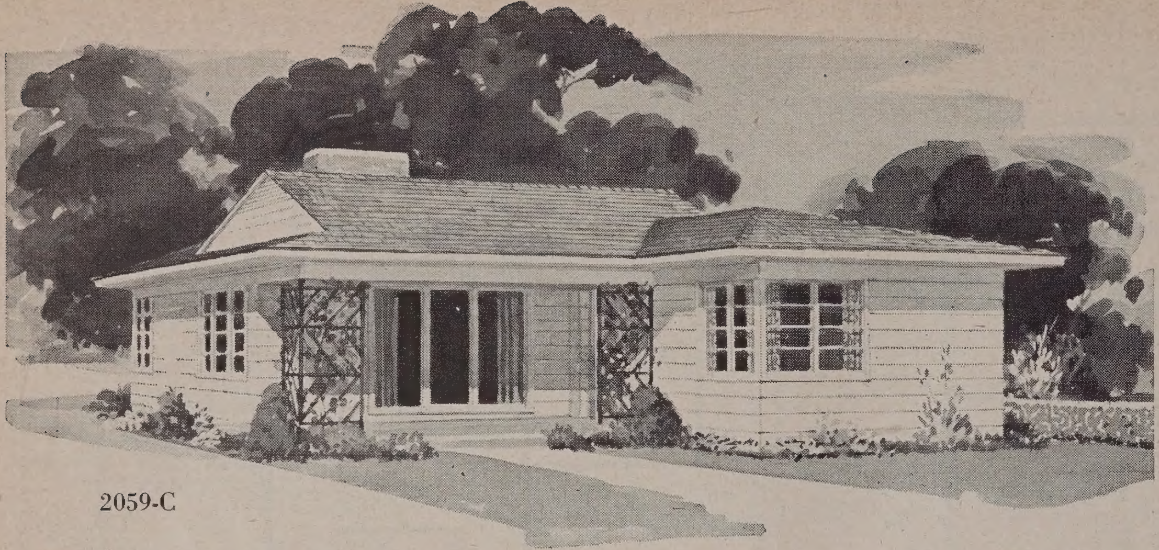
Electrical Work: Electrical outlets provided for lighting appliances. A sum of money is allowed for selection of fixtures

Painting: Three-coat work specified for all interior woodwork. Walls to be painted two coats of resin emulsion paint

Prefabricated Medicine Case: Specified over lavatory

Heating: To be provided by gas-fired circulating heaters

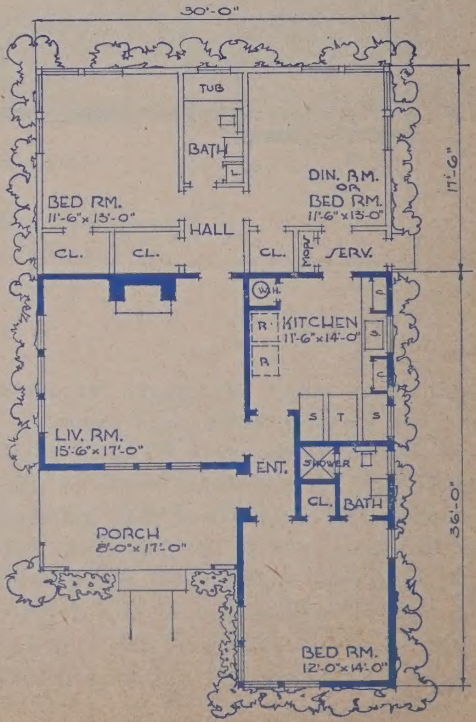
Insulation: Specified over entire ceiling



2059-C

SPECIFICATIONS

Foundation: Reinforced concrete
Walls: Frame construction
Roof: Wood or composition shingles
Heating: Gas- or oil-fired space heaters in each room
Windows: Stock-size wood, weatherstripped
Insulation: Over ceiling joists
Doors: Stock type as selected
Floors: Oak generally on wood joist. Kitchen and bath to have linoleum; porch, concrete
Cabinets: To be mill made
Plumbing Fixtures: As selected by owner
Electrical Fixtures: As selected by owner
Painting: Interior, four coats; exterior, three coats
Hardware: As selected by owner



An Expandable Plan for a Growing Family

MANY young couples building homes today are limited as to the size of the house they can build, yet they do not want to invest their money in a house that in a few years will be inadequate to meet the needs of a growing family.

This house was planned for just such a family—it is a house designed to grow. The original unit, composed of three rooms and bath (shown in heavy lines on the floor plan), has all the essentials of comfortable living. The rooms are of good size, the exterior has attractive lines and good proportion, and the arrangement affords the maximum in convenience.

A generous, covered porch is supported by iron trellises on which climbing vines may be trained.

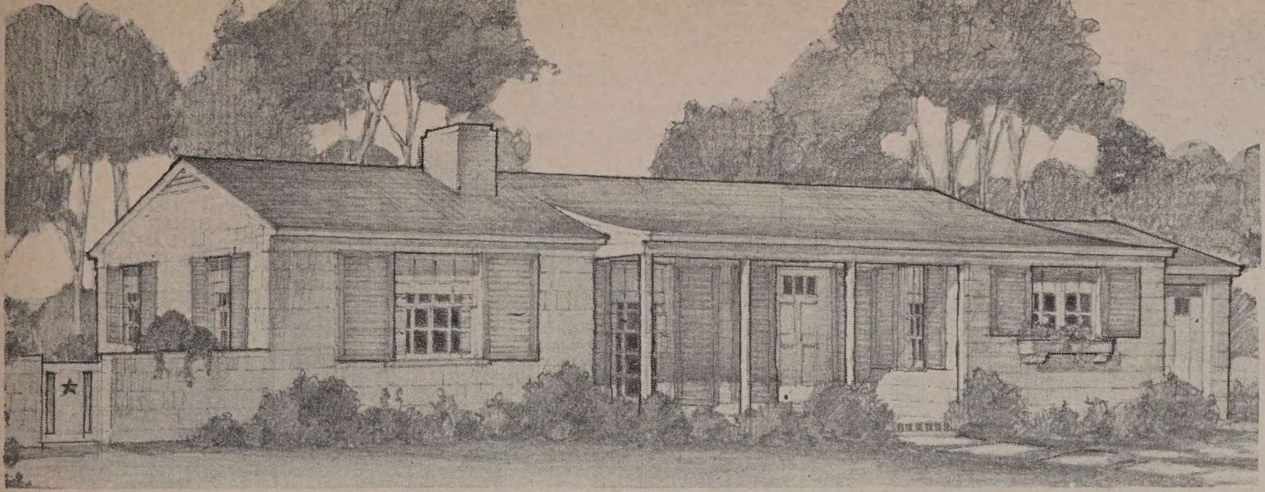
From the porch one enters a foyer into which all three rooms open. This foyer gives a further effect of spaciousness and eliminates traffic through the living room in reaching the bedroom and kitchen.

The living room features an attractive open fireplace, and the windows in this room are grouped in such a way as to provide plenty of light and ventilation.

The bedroom has an ample closet and a private bath with shower. Windows on three sides of the bedroom give the good ventilation so necessary in our warm Southern climate.

The kitchen has a built-in dining space immediately to the right of the door, where it is out of the way of sink-to-stove traffic. Sink, drainboards and cabinets are on the right; stove, refrigerator and water heater on the left. There is a window at the end of the breakfast nook and another above the sink. In the original unit the back door opens directly into the yard.

The extension provides for a bedroom, a bathroom with tub (accessible from hall), a dining room (this room can be used as a third bedroom if the family prefers), three large closets, and a service area just outside the kitchen.



2014-C

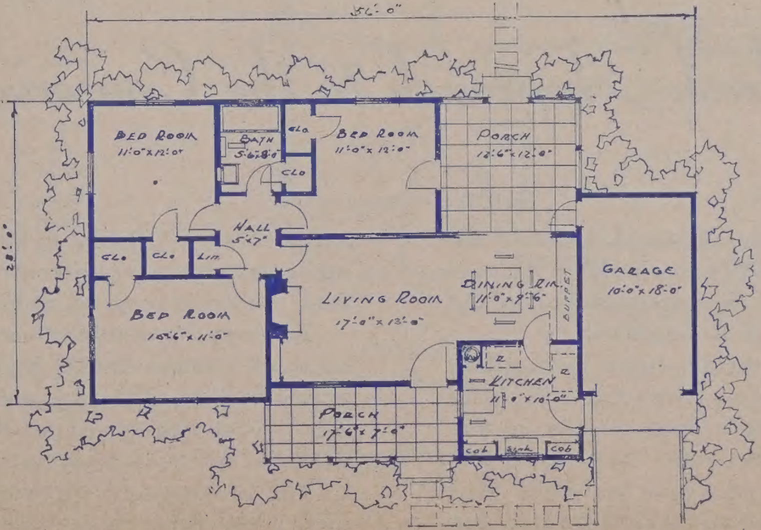
A Rambling Small Home

HERE is presented the rambling-type house developed to meet the particular requirements of the small-home builder in the South.

Generous porches with low sweeping roofs are designed for outdoor living and dining, and for the development of recreation and hobby areas. The kitchen is small and designed to provide the greatest convenience in minimum space. It has a streamlined cabinet at the north end, and space for the hot-water heater, range, refrigerator, and a small table.

The isolation of the sleeping units from all noise of operation of the household makes this plan particularly desirable. The hall is minimum in size.

The bath is in an ideal location for convenience of the sleeping units, and still close enough to the semipublic spaces to make its use convenient for guests.



SPECIFICATIONS

FOUNDATION: Reinforced concrete beam-and-pier type. Termite shielding is provided

EXTERIOR WALLS: Wood shingles on wood studs, and storm sheathing stained white

ROOF: Wood shingles, stained

GABLES: Wood shingles and louvers for attic ventilation

BLINDS: Wood slatted, permanently fastened to wall

FLOOR CONSTRUCTION: Wood joists, subfloor, felt and oak finish, filled, shellacked, and waxed. Kitchen and bathroom to have linoleum finish floors on pine

INTERIOR WALLS: Generally to be of gypsum plaster board, to which is applied two coats of textone to give it desired texture, and then painted two coats of casein paint. Bathroom is to have 4'-high linoleum wainscot, 6' high over tub

FIREPLACE: Brick facing, with wood mantel and bookcase

PLUMBING: Modern streamlined fixtures, subject to owner's selection, with shower over tub

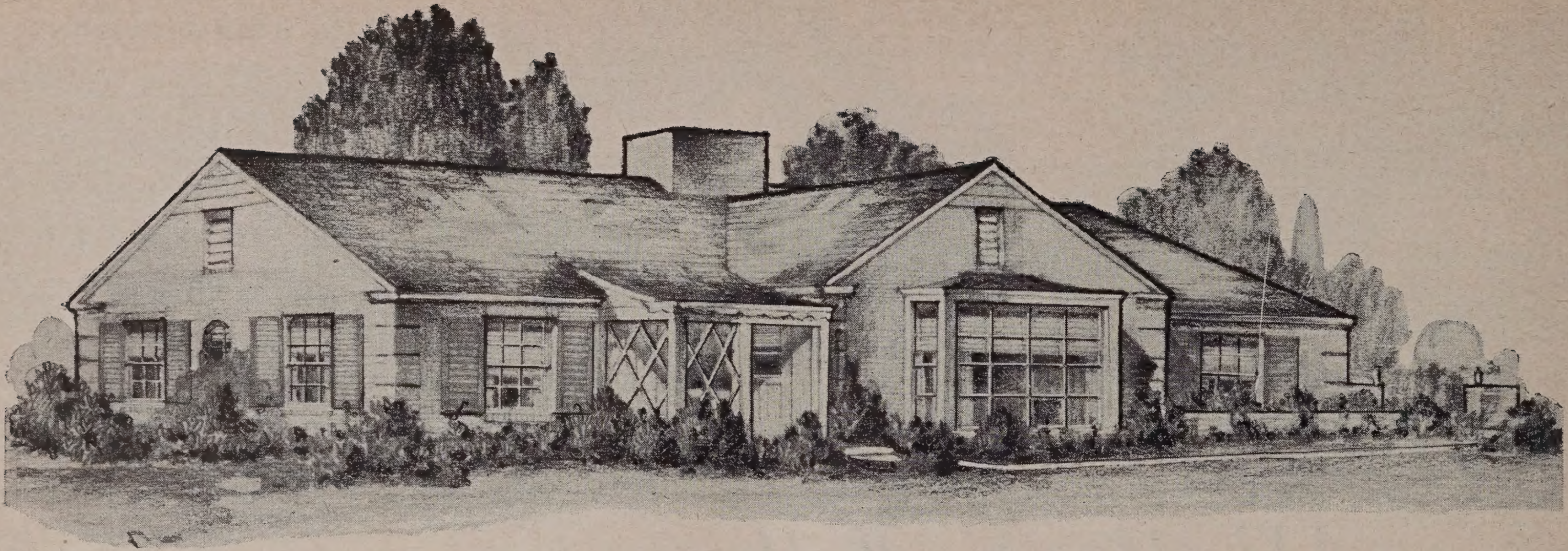
HARDWARE: A sum of money is allowed for selection of finish hardware by owner

PAINTING: Three-coat work is specified for the exterior finish woodwork, except on exterior walls, which are to be of shingles stained with two coats of Colonial white stain. The roof shingles are to receive one coat of stain of color selected by owner. Three-coat work is specified for all interior woodwork except in kitchen and bath, where four coats are specified to provide an enamel finish. All textone walls and ceilings are to have two coats of casein paint, except in kitchen and bath, where walls and ceilings are to be enameled as specified for woodwork

PORCH FLOORS: To be of cement

INSULATION: Bat-type insulation is provided between the ceiling rafters

ACCESSORIES: Kitchen-sink top to be of linoleum. Streamlined flush panel doors on all cabinets. Towel and soiled-linen closet in bathroom. Bath accessories, medicine case, and gas wall heater in bathroom. Hot-water storage-type heater in kitchen



2002-C

A Fresh Approach to the Conservative

HERE is a three-bedroom house that should appeal to the conservative home builder. The exterior is in brick featured by a bay window in the living room, and the garage is detached.

The front entrance is dignified and in excellent taste, and enters directly into a living room, the principal feature of which is the picture window on one side and the fireplace on the other. An unusual feature of the living room is an alcove for books. This enters a bedroom which can easily be converted into a study or den. Adjacent to the living room is the dining room, with exposures on two sides, and separated from the living room by sliding doors.

Between the dining room and the kitchen is the breakfast room, accessible from the hall and equipped with a built-in sideboard and corner china cabinets. The kitchen, which adjoins the breakfast room, has the usual kitchen appointments.

The bedrooms are of generous size and well ventilated, with large closets and direct connections with baths. One bath is accessible from the hall, for visiting guests. The hall is the center of all activity and contains the usual appointments of telephone desk, mop and broom closet, and linen storage cabinets.

The garage is located directly back of the house, is connected with the kitchen by means of the service porch, and has in it a laundry and toolroom. This garage may be placed anywhere else on the site, if you wish.

A design of landscaping is suggested for the garden lover, and the toolroom can easily be adapted to a workroom by installation of necessary facilities.

SPECIFICATIONS

Foundation: To be of reinforced concrete, known as the beam-and-pier type

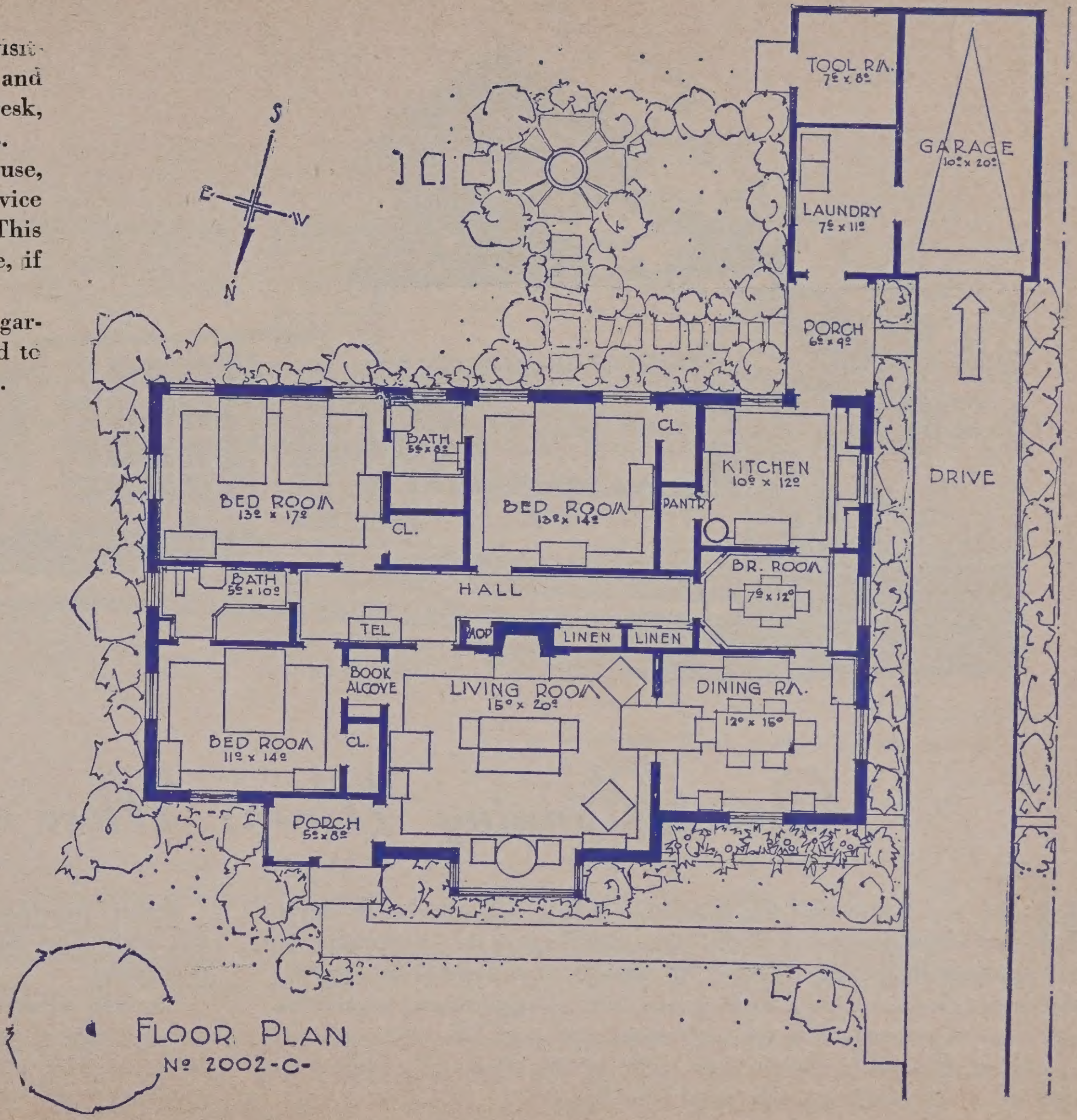
Construction: Above ground to be wood framed, faced with brick

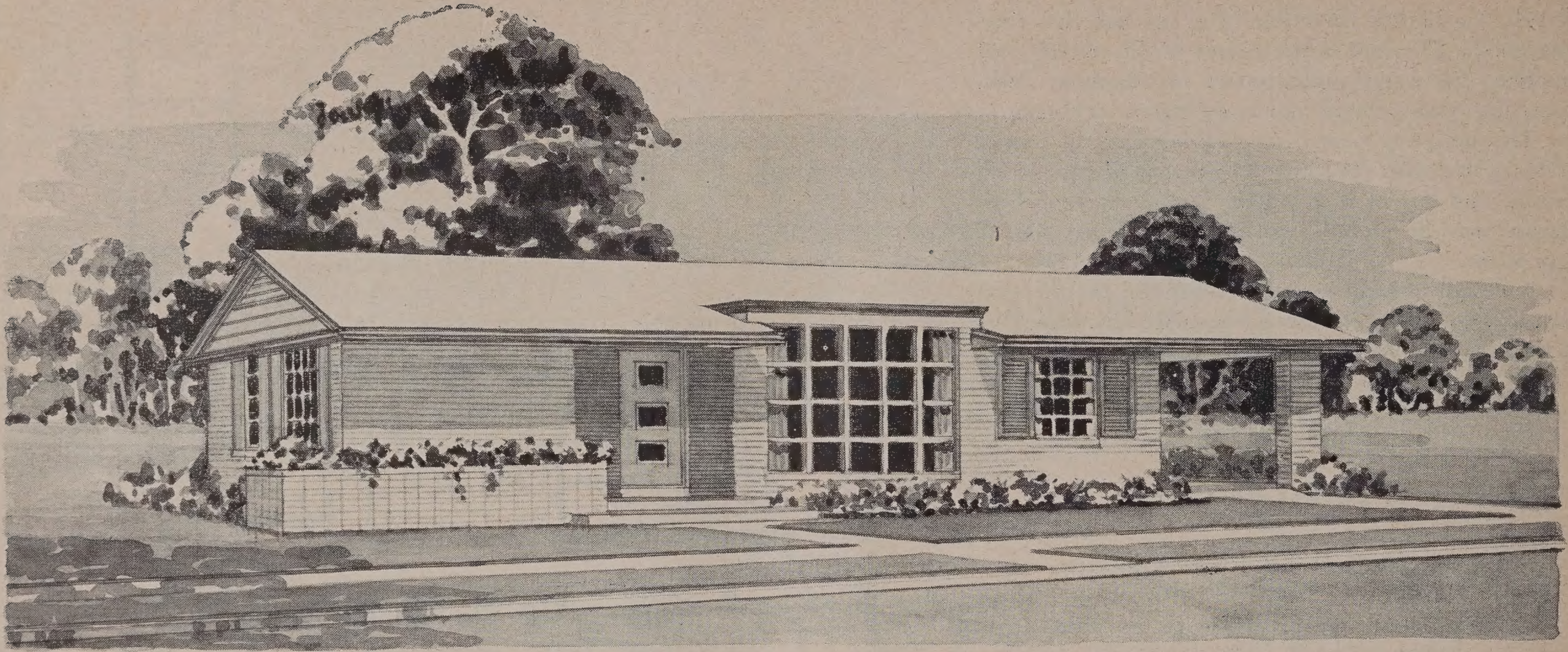
Floors: Generally to be of oak, applied over subfloors and 15-pound felt. Floors in bathrooms, hall, and breakfast room to be of linoleum applied over pine and brought to the same level as hardwood floors. Floors of porch, laundry, and toolroom to be of cement. Floor of garage to be of gravel

Walls: Of living room, front bedroom, hall, and breakfast room to be of knotty pine. Walls and ceilings of kitchen and baths, as well as all other ceilings, to be metal lath and plaster. Baths to have wainscot rail 4′ high, marked off in squares to imitate tile

Roof: Of both house and garage to be shingles

Painting: Of exterior to be three coats and of interior, four coats


S
E
W
N
TOOL RM. 7º x 8º
GARAGE 10º x 20º
LAUNDRY 7º x 11º
PORCH 6º x 9º
DRIVE
BATH 5º x 8º
CL.
KITCHEN 10º x 12º
BED ROOM 13º x 17º
CL.
BED ROOM 13º x 14º
PANTRY
BATH 5º x 10º
HALL
BR. ROOM 7º x 12º
TEL
MOP
LINEN
LINEN
BOOK ALCOVE
LIVING ROOM 15º x 20º
DINING RM. 12º x 15º
BED ROOM 11º x 14º
CL.
PORCH 5º x 8º
FLOOR PLAN
Nº 2002-C-



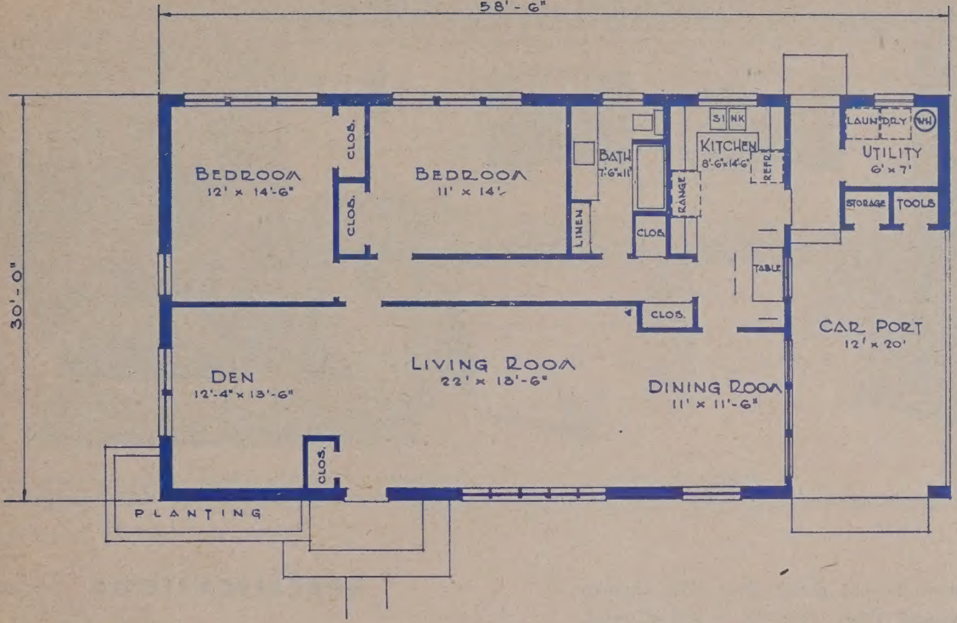
2123-C

Open Planning Means More Living Space

HERE is a house that the fun-loving family will take to its heart. The wide-open spaces of the king-sized front room—a combination living-dining room and den—are the answer to a party-giver's prayer. Except for the coat closet, there is not even a suggestion of a partition to get in the way when you are entertaining a crowd. You will especially appreciate this feature if you are active in the affairs of a church or club to which you frequently open your home.

Besides providing ample space for entertaining and everyday living, this plan offers almost unlimited possibilities for originality in interior decoration.

The hall adjacent to the living area insures privacy in the bedrooms and provides access to the bathroom, kitchen and breakfast room. The bedrooms have plenty of closet space, and their doors and windows are arranged to allow cross ventilation.


58'-6"
30'-0"
BEDROOM
12' × 14'-6"
CLOS.
CLOS.
BEDROOM
11' × 14'
LINEN
BATH
7'-6"×11'
CLOS.
RANGE
SINK
KITCHEN
8'-6"×14'-6"
REFR.
TABLE
LAUNDRY
WH
UTILITY
6' × 7'
STORAGE
TOOLS
CLOS.
CAR PORT
12' × 20'
DEN
12'-4" × 13'-6"
LIVING ROOM
22' × 13'-6"
DINING ROOM
11' × 11'-6"
CLOS.
PLANTING

Closets in the hall take care of bedding and out-of-season clothing, while there is storage space in the bathroom for linen and laundry. In addition to the usual fixtures, the bathroom has a convenient built-in lavatory and dressing table with a large mirror above. The kitchen has a step-saving arrangement of the work space and a breakfast area at one end.

A handy utility room is connected with the kitchen by a breezeway, which provides a covered passage to the car port.

SPECIFICATIONS

Foundation: Concrete footings, beam-and-pier type.

Exterior Walls: Wood frame covered with wood sheathing, building paper, wood siding in gables, and brick veneer. Standard-face brick generally, with Roman-shaped brick of contrasting color around entrance.

Roof: Composition shingles, 210-pound.

Insulation: Over ceiling, blanket type.

Windows: Steel casement (stock sizes) and stationary picture window.

Doors and Trim: Flush panel doors with narrow molded trim.

Floor Construction: Wood floor joists, subfloor, building paper, finished oak floor. Linoleum over pine floor in kitchen. Tile floor in bath.

Interior Walls: Wood frame with gypsum wallboard, taped and textured finish. Glazed tile wainscot in bath.

Cabinets: Wood, combination job- and mill-made.

Plumbing: Porcelain enamel, owner's selection.

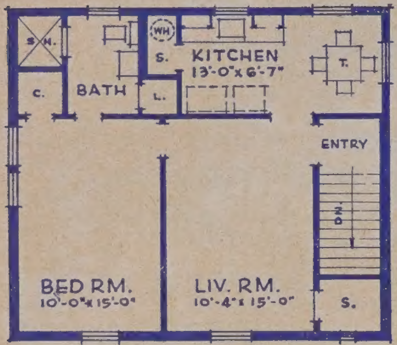
Hardware: Owner's selection.

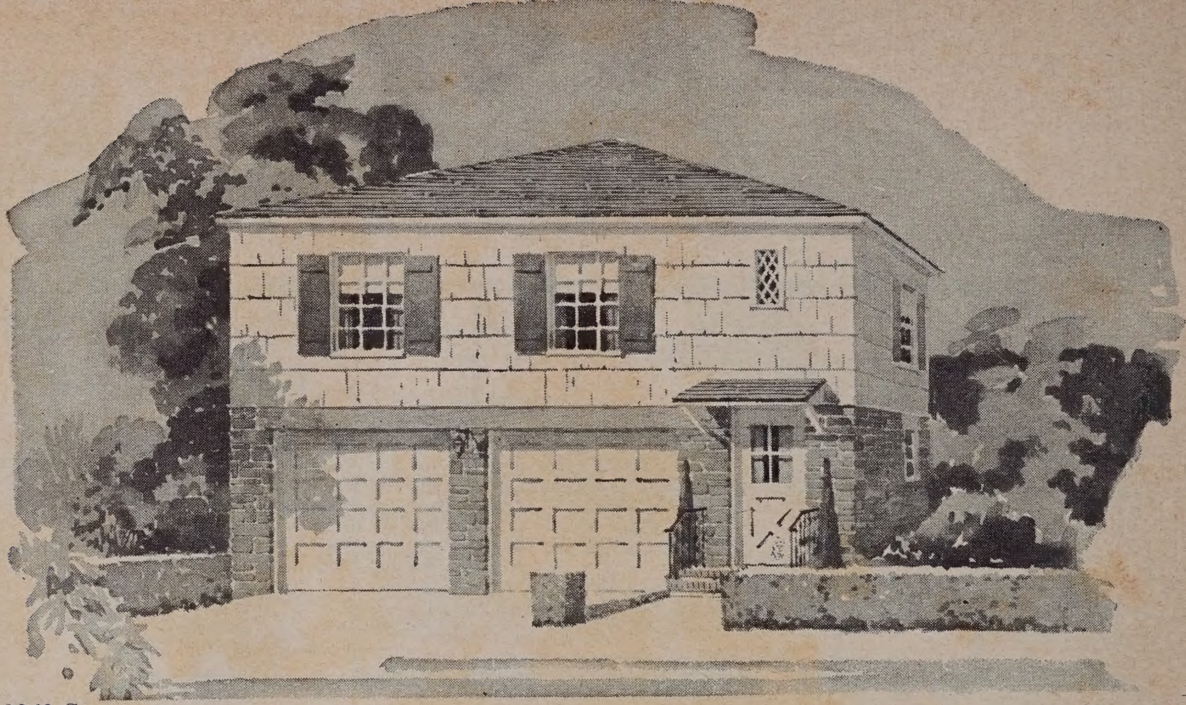
Heating: Gas-burning floor furnace.

Wiring: To conform to National Board of Fire Underwriters' code. Lighting fixtures to be selected by owner.

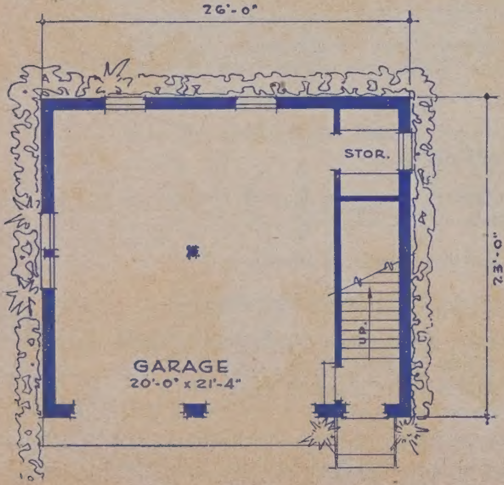
Area of House....................1,395 square feet
Area of Car Port and Utility................360 square feet

Two-Car Garage Apartment





2060-C



THIS is a two-story, two-car garage plan. The arrangement of the second floor includes a living room, bedroom, bath, kitchen and eating space, plus generous closets. All the conveniences of a small residence are included. The living room and bedroom are independent of each other. Each has enough wall space for the effective placement of furniture. The dining space is incorporated in the kitchen to make for greater convenience in serving.

The windows are arranged to give plenty of light and ventilation in every room. In the sketch the first story is masonry and the second story frame construction. Stone is indicated for the masonry portion, but any other masonry material could be substituted. The second story has an outside finish of asbestos shingles, but this also may be changed to another material.

SPECIFICATIONS

Foundation: Of reinforced concrete, beam-and-pier type

Walls: First floor, masonry veneer; second floor, frame

Insulation: Over ceiling of second story

Roof: Wood shingles

Windows: Stock-size wood, weatherstripped

Floors: Concrete first floor; wood second floor. Kitchen, bath and eating space, linoleum

Plumbing Fixtures: Cast iron or stamped steel, porcelain enameled

Heating: Gas-fired individual space heater in each room

Interior Finish: Sheetrock and textone

Painting: Exterior, three coats; interior, three coats, except kitchen and bath which should have four

AVERY